

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**16 Manscroft Road
Gadebridge
HP1 3HU**

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Offers Over £390,000 Freehold



David Doyle are pleased to offer to The Sales Market this lovely Two Double Bedroom Family home with Driveway offered in excellent decorative order throughout and located in this popular HP1 side road close to excellent amenities and highly regarded schooling. The property has been tastefully updated by the current owners and the accommodation is pleasantly spacious comprising a useful porch opening to the entrance hall with a large storage cupboard, stairs to the first floor and a door to the bright living room with an archway leading to the large kitchen/breakfast room offering a range of wall and base units, coordinating wooden work surfaces, an integrated oven and hob, space and plumbing for white goods, a useful larder cupboard and a distinct dining area with patio doors opening to the rear garden. To the first floor is a generous landing with loft access via a pull down ladder and doors to an airing cupboard, two exceptionally well proportioned double bedrooms and a lovely family bathroom fitted in a white suite with chrome sanitary ware. Externally, the rear garden is

pleasantly private and arranged with a patio seating area otherwise mostly laid to lawn with mature plants and shrubs, fenced boundaries and two brick built sheds. To the front of the property is a driveway providing excellent off street parking facilities. With the benefit of a Worcester Bosch boiler and having been well maintained by the current owners, this property is a must see.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Family Home

Two Double Bedrooms

Refitted bathroom & Kitchen

Driveway For Two Cars

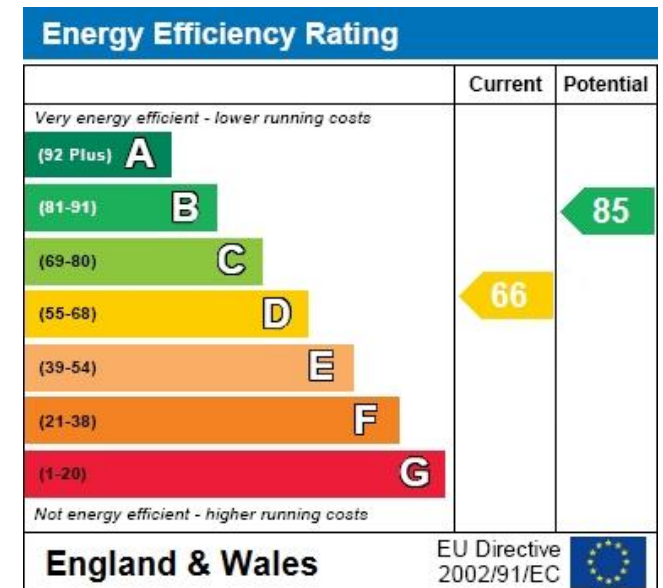
Lovely Rear Garden

Good Order Throughout

Popular HP1 Position

Close To Schools & Amenities

Viewing Highly Recommended



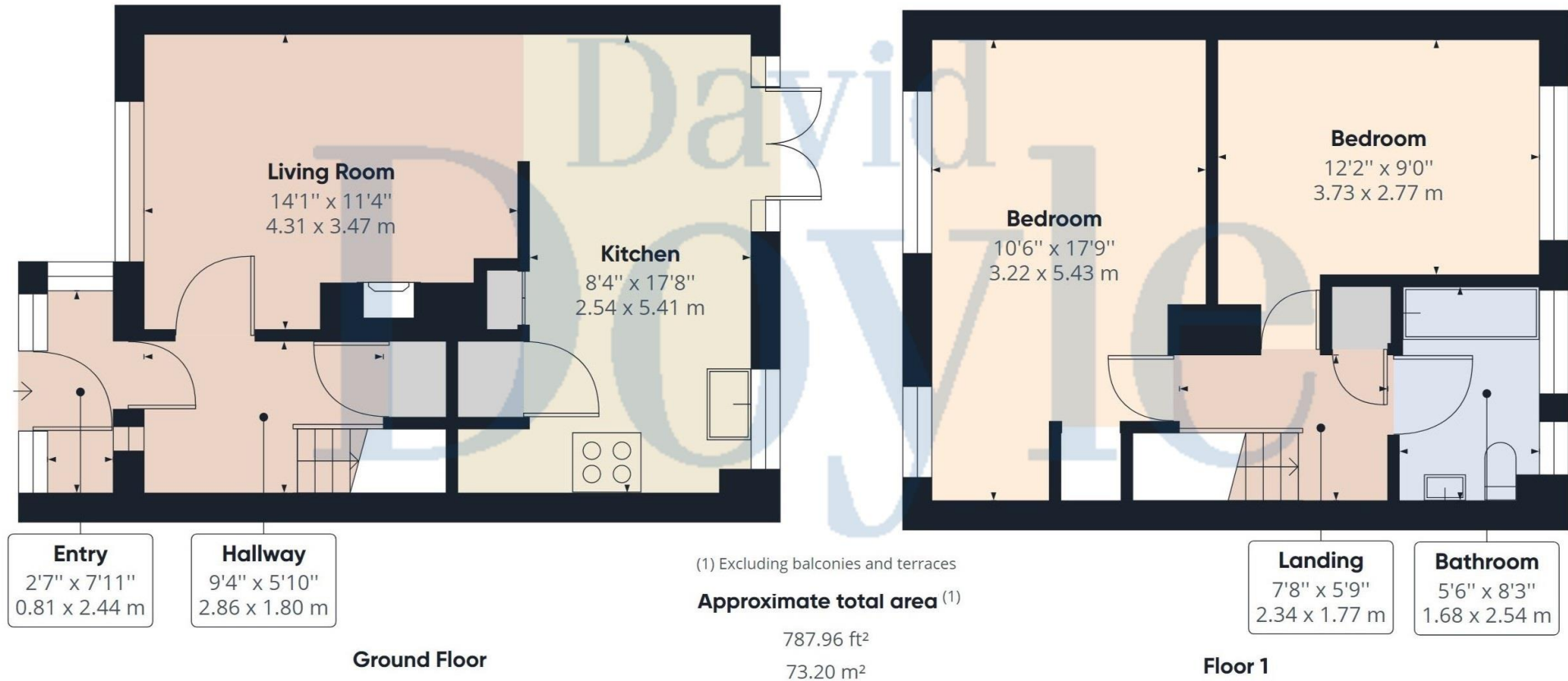
David
Doyle

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Call **01442 248671** to arrange a viewing or register an interest



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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