

# David Doyle

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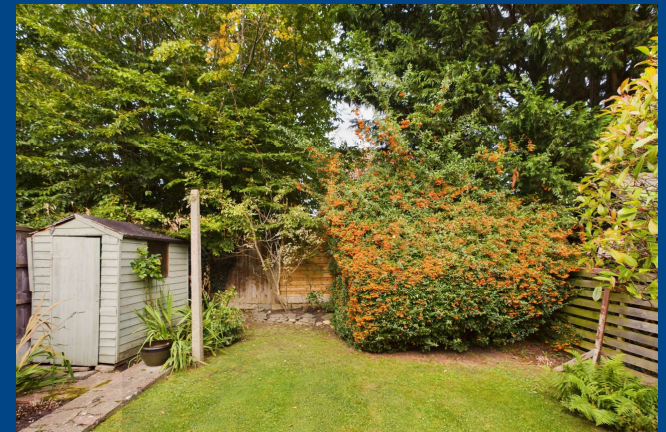
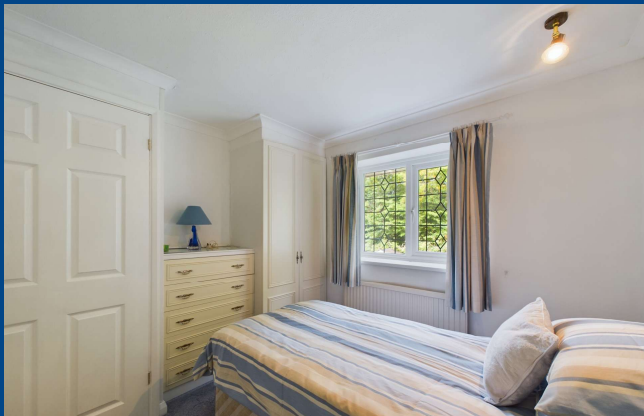
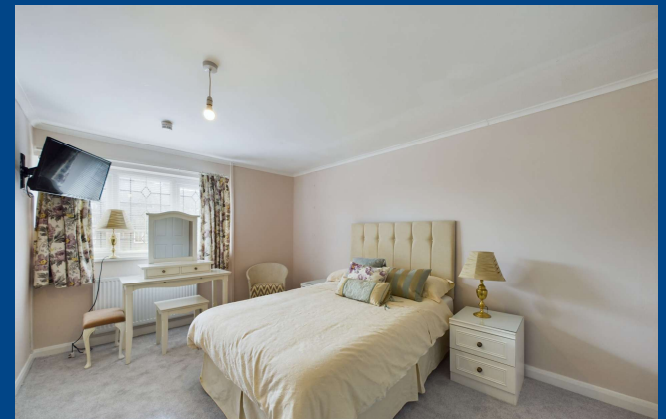
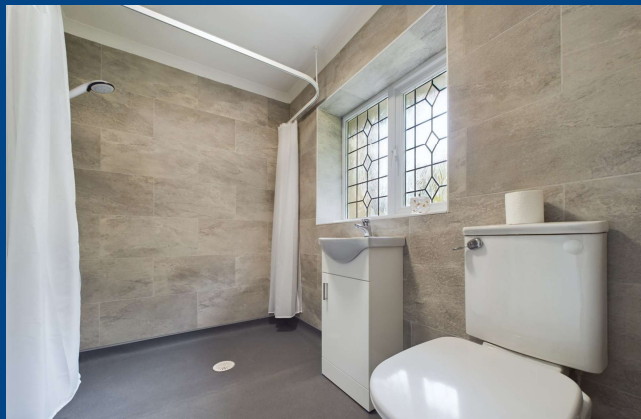
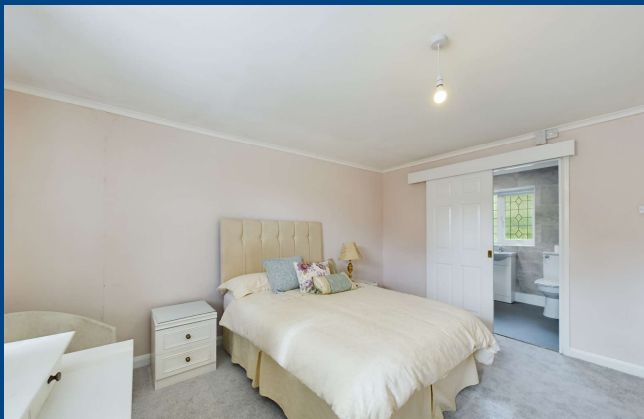


26 Ripley Way  
Warners End  
HP1 2ND

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

Guide Price £425,000 Freehold





David Doyle are pleased to offer to the sales market this well proportioned and tastefully presented three bedroom family home with a driveway situated in this popular HP1 side road close to excellent amenities and highly regarded schooling. The property has been reconfigured by the current owners and the accommodation is pleasantly spacious comprising a generous entrance porch opening to a lovely dining area with stairs to the first floor and a door to the large dual aspect living room with an attractive feature fireplace and mantle and patio doors opening to the rear garden. Accessed from the dining room is the spacious fitted kitchen with ample units providing excellent cupboard space, work surfaces, space for white goods and a door to an inner lobby with space and plumbing for a washing machine, a very useful WC and a personal door to the garden. To the first floor are three bedrooms, all with fitted wardrobes and the master with a brand new `Jack and Jill` wet room, also accessed from the

spacious landing with loft access and airing cupboard. Externally, the rear garden is a real feature of the property being mature with an abundance of colourful plants and shrubs, a patio seating area and lawn with fenced boundaries. To the front of the property is a further mature garden area and a driveway offering off street parking facilities. With benefits including gas central heating, attractive double glazing and NO UPPER CHAIN, we highly recommend a viewing of this excellent property.

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.

Three Bedroom Family Home

Driveway

Popular Warners End Location

Close To Schools & Amenities

Well Decorated Throughout

Brand New Family Bathroom

Ground Floor WC

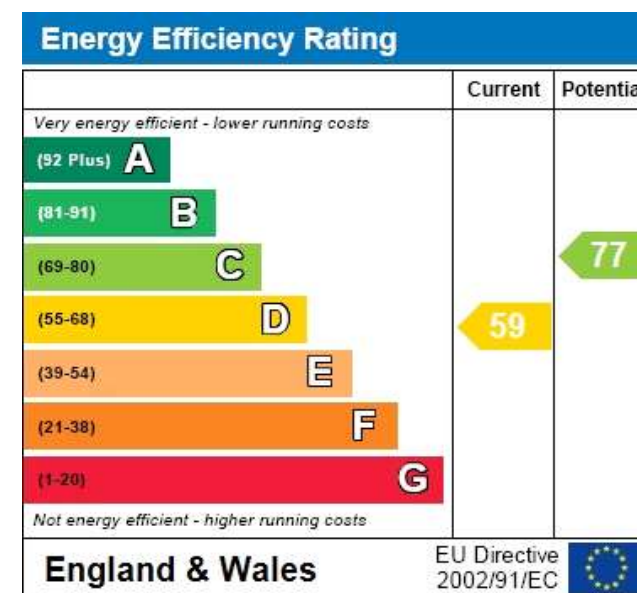
Large Dual Aspect Living Room

NO UPPER CHAIN

Viewing Advised

Council Tax Unknown

Tenure - Freehold



**David  
Doyle**

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.



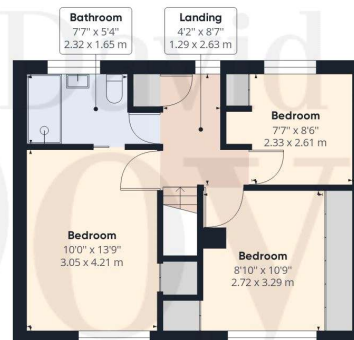
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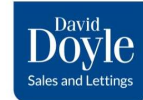
Call **01442 248671** to arrange a viewing or register an interest



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

995.24 ft<sup>2</sup>

92.46 m<sup>2</sup>

(1) Excluding balconies and terraces

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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