

# David Doyle

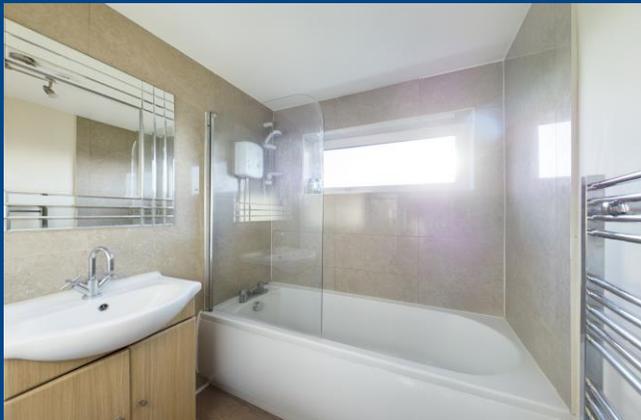
 **MAYFAIR**  
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**12 Ranworth Close  
Hemel Hempstead  
HP3 9HG**

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

**Price £450,000** Freehold



A well presented 4 bedroom semi-detached family home with possible scope for extension subject to the necessary planning consents located in this sought after cul de sac. Conveniently located for local shops, schools and amenities. The accommodation comprises a generous Lounge/Dining room with patio doors to the rear garden. a refitted kitchen and cloak room. to the ground floor. The first floor offers 4 well proportioned bedrooms and a family bathroom with separate WC. Externally, the property has a beautiful rear garden which is a particular feature of the property and arranged with a decked seating area leading to lawn and side access to the front of the property offering a driveway with lawned and attractive herbaceous borders. Further benefits include gas heating to radiators and garage. Offered with NO UPPER CHAIN, an appointment to view is a must to appreciate this property's potential.

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.

**4 Bedrooms**

**Driveway**

**Generous Lounge/Dining Room**

**Lovely Rear Garden**

**Garage**

**Potential to extend (STNPC)**

**Refitted kitchen and Bathroom**

**Corner plot Position**

**Close to Amenities**

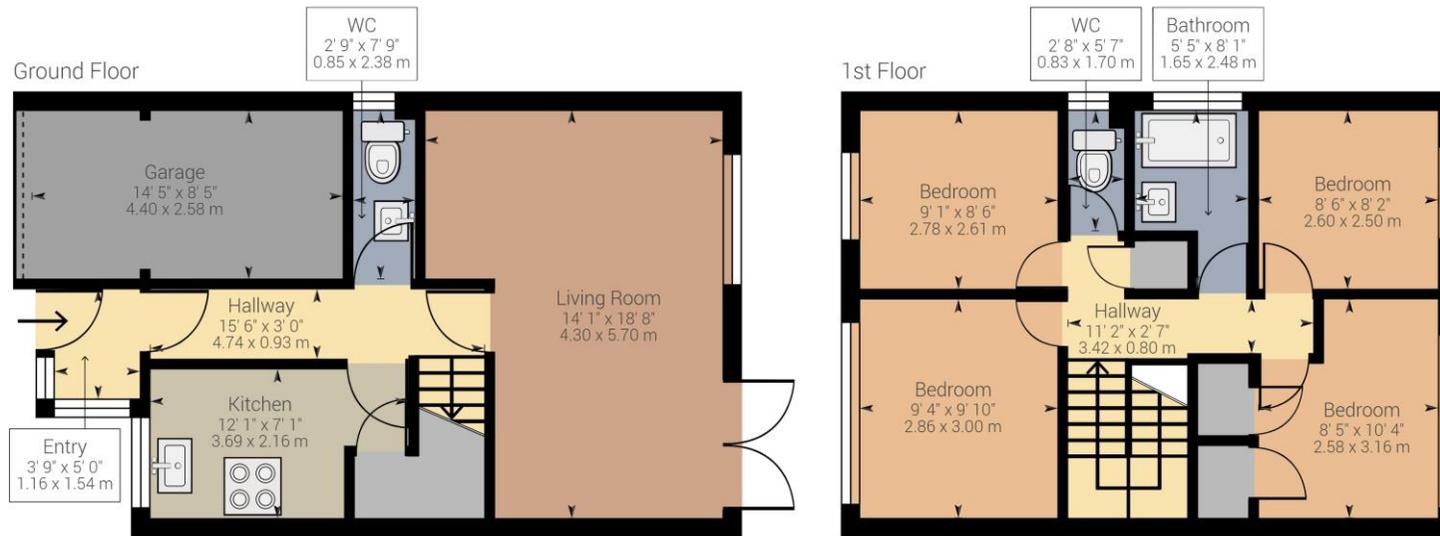
**NO UPPER CHAIN**

**David  
Doyle**

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



Approximate net internal area: 890.89 ft<sup>2</sup> (1013.89 ft<sup>2</sup>) / 82.77 m<sup>2</sup> (94.19 m<sup>2</sup>)  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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