

David Doyle

 **MAYFAIR**
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14 Woodfield Gardens
Leverstock Green
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HP3 8LZ

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Guide Price £750,000 Freehold



Space for EPC

Spacious and well presented 4 Bedroom Detached Executive home situated in this modern sought after cul-de-ac location with Ensuite Bathroom to Master Bedroom. Conveniently located for Leverstock Green 'Village' local shops, schools, amenities and motorway network links. Lounge. Dining Room. Conservatory. Study. Fitted Kitchen. Downstairs Cloakroom. First floor Bathroom. Double glazing. Gas heating to radiators. Detached Garage. Driveway. Gardens.

VIEWING HIGHLY RECOMMENDED

Leverstock Green 'village' has its own Village Green and cricket club, Village Hall, range of village shops and public houses and the Holy Trinity Church. For the Commuter it is particularly convenient for the M1/M25 access points and is within easy access of St Albans and excellent railway links to London.

Storm porch. Double glazed front door to :-

ENTRANCE HALL

Stairs to first floor. Understairs storage. radiator. Tiled effect flooring. Doors to :-

CLOAKROOM

Fitted in white with chrome fittings and comprising of a wall hung wash hand basin with mixer tap and tiled splash back and a low level WC. Heated towel rail. Double glazed window.

LOUNGE

Double glazed window. Two radiators. Pair of multi glazed doors opening to :-

DINING ROOM

Double glazed window. Tiled flooring. Double glazed patio door opening to :-

CONSERVATORY

With an impressive glass vaulted ceiling. Triple aspect with double glazed windows over lower brick walls. Pair of double glazed French doors opening out to the rear gardens patio seating area. Wall light. Radiator.

STUDY

Double glazed window. Radiator.

KITCHEN/BREAKFAST ROOM

Fitted with a single bowl single drainer stainless steel sink unit with mixer tap and a range of matching shaker style wall and floor mounted units comprising both cupboards and drawers with the benefit of matching cornices, plinths, pelmets and concealed lighting. Glazed wall mounted display unit. Colour co-ordinated work surface with matching breakfast bar area and part tiled walls. Space for an oven with a stainless steel and glass extractor hood over. Space and plumbing for both an automatic washing machine and dishwasher. Space for a fridge freezer and tumble dryer. Matching wall mounted cupboard housing gas boiler. Double glazed window. Part glazed double glazed door to side access.

FIRST FLOOR

LANDING

Access to loft space. Shelved airing cupboard. Picture rail. Radiator. Doors to :-

MASTER BEDROOM

Double glazed window. Range of mirror fronted wardrobes to one wall. Wood effect flooring. Door to :-

ENSUITE BATHROOM

Fitted in white with chrome fittings and comprising of a bath with mixer tap and shower attachment over, pedestal wash hand basin and low level WC. Heated towel rail. Colour co-ordinated part tiled walls with a decorative tiled border. Double glazed window.

BEDROOM 2.

Double glazed window. Wood effect flooring. Radiator.

EDROOM 3.

Double glazed window. Wood effect flooring. Radiator.

BEDROOM 4.

Double glazed window. Storage cupboard. Radiator.

BATHROOM

Fitted in white with chrome fittings and comprising of a panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap and a low level WC. Chrome heated towel rail. Colour co-ordinated part tiled walls. with a decorative tiled border. Double glazed window.

OUTSIDE

DETACHED GARAGE

With up and over door. Power and light. Eaves storage. Personal door to the rear garden.

DRIVEWAY

Brick block driveway providing excellent off road parking facilities.

FRONT GARDEN

Mainly laid to lawn with herbaceous border. Outside light. Path leading to front door. Gated side access to :-

REAR GARDEN

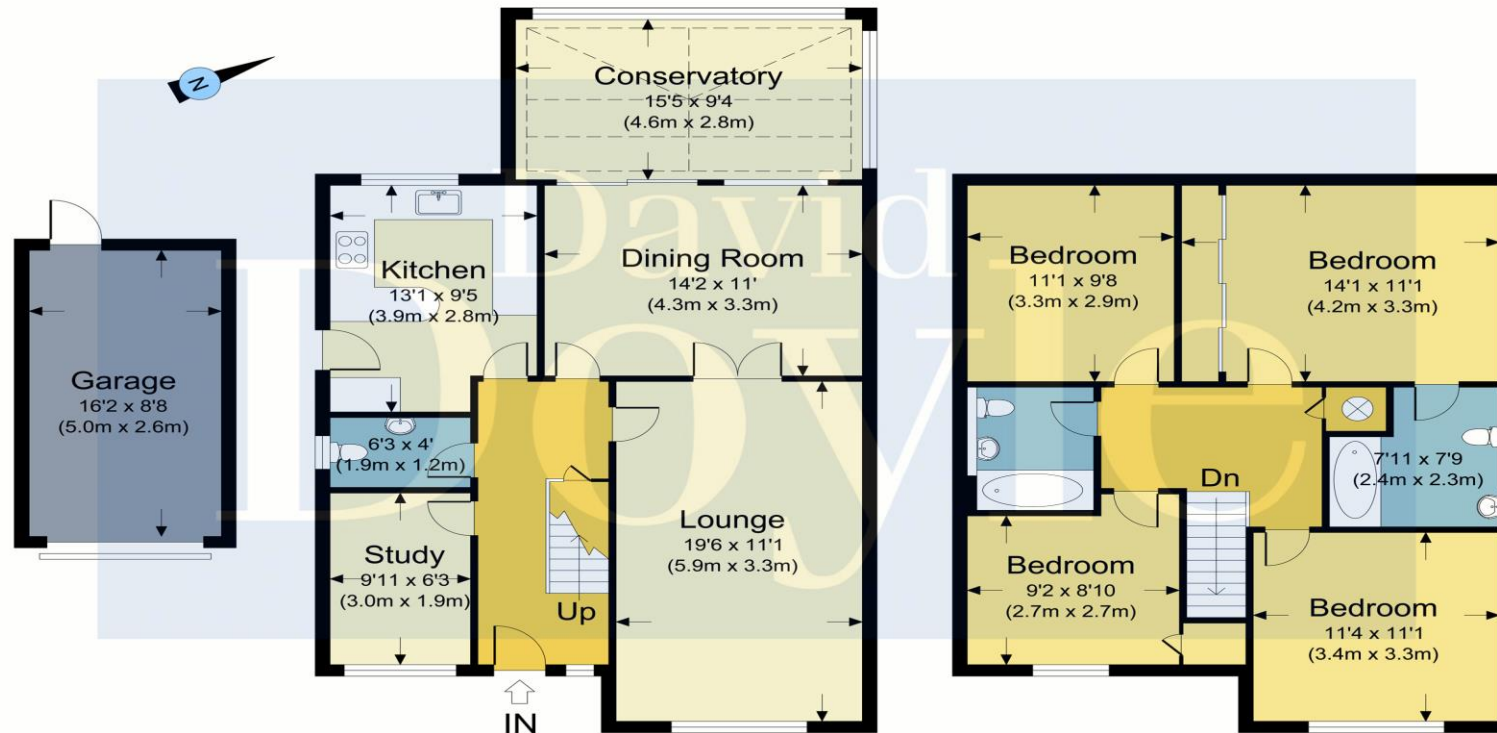
Well arranged with a patio seating area otherwise mainly laid to lawn with herbaceous borders and hedge and brick wall boundaries. Outside tap.

H11758

Floorplan to follow with measurements

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



Ground Floor

First Floor

WOODFIELD GARDENS, HP3 8LZ
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