

David Doyle

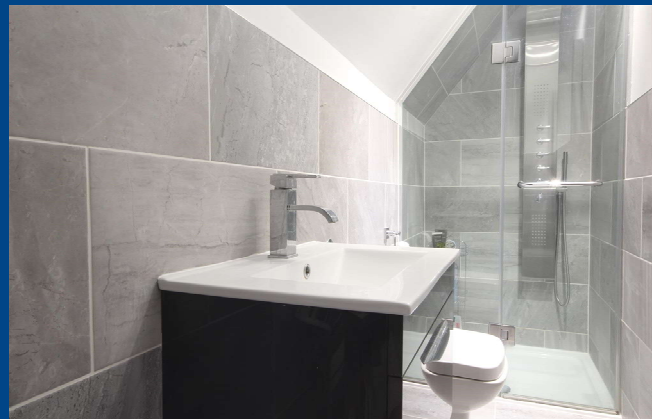
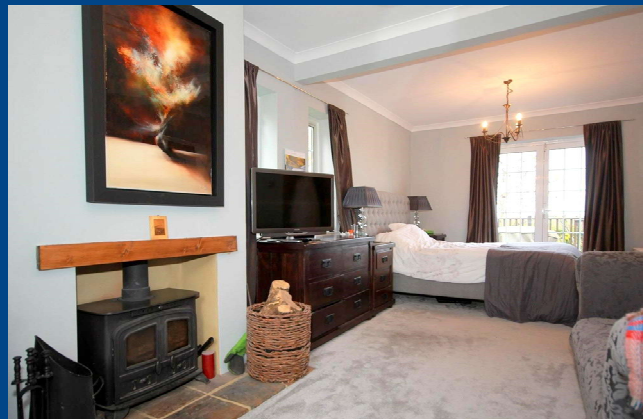
 **MAYFAIR**
OFFICE.CO.UK



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Guide Price £800,000 Freehold



Outstanding refurbished, and highly individual extended 3 Bedroom Detached Cottage presented to a high standard and with grounds of approaching 1/4 acre. Glorious panoramic views over adjoining Crown Estate farmland. Family Bathroom and separate Shower Room. Spacious triple aspect Sitting Room with fitted wood burning stove, vaulted ceiling and bi-fold doors opening to the decked terrace. Dining Room. Kitchen/Breakfast Room. Extensive off road parking facilities.

Approached via a private driveway from Cherry Tree Lane the property abuts Crown Estate farmland and is convenient for St Albans, Harpenden and the nearby village of Redbourn. For the commuter the nearby M1 and M25 access points are close at hand and St Albans and Hemel Hempstead railway stations offer excellent links to the capital.

Gabled storm porch with outside lights and panelled decoratively glazed front door to :-

ENTRANCE HALL

Three double glazed windows. Wood strip flooring. Radiator.

SITTING ROOM

An outstanding feature of the property being a spacious triple aspect room with vaulted ceiling and 3 double glazed windows and 2 sets of double glazed bi-fold doors opening to a decked area and the rear garden. Impressive floor to ceiling feature fireplace with Welsh slate hearth with fitted cast iron multi fuel wood burning stove. Wood flooring. 3 radiators.

DINING ROOM

Dual aspect room with 2 double glazed windows and a pair of double glazed French doors opening to a decked area

and rear garden. Radiator. Wood flooring. Access to loft space. Cloaks cupboard.

KITCHEN/BREAKFAST ROOM

Fitted with a single bowl single drainer sink unit with mixer tap and a range of matching wall and floor mounted units comprising of both cupboards and drawers and with the benefit of concealed lighting and matching cornices, pelmets and plinths. Colour co-ordinated roll top work surfaces and part tiled walls. Integrated `Neff` induction hob with concealed extractor hood over. Integrated double oven and grill. Space and plumbing for dishwasher. Wood flooring. Radiator.

UTILITY AREA

With space and plumbing for automatic washing machine. Window.

INNER HALLWAY

Radiator. `Oak` wood strip flooring. Panelled double glazed stable door opening to rear garden. Double glazed window. Return staircase to first floor. Understairs storage cupboard.

MASTER BEDROOM

Delightfully spacious triple aspect room with 3 double glazed windows and a pair of double glazed French doors opening to the decked area and rear garden. Radiator. Feature fireplace with wooden mantle, stone hearth and fitted cast iron wood burning stove.

BATHROOM

Refitted in white with chrome fittings and comprising panelled bath with mixer tap, fitted shower unit over and fitted shower screen, wash hand basin and low level WC. Chrome heated towel rail. Colour co-ordinated wall and floor tiling. Extractor fan and heated mirror. 2 double glazed window.

FIRST FLOOR

LANDING

Access to loft space.

BEDROOM 2.

Double glazed window. Radiator. Part vaulted ceiling. Two eaves storage cupboards.

BEDROOM 3.

Double glazed windows. Radiator. Built in wardrobe. Range of matching eaves storage cupboards to one wall.

SHOWER ROOM

Recently fitted in contemporary style in white with chrome fittings and comprising tiled shower cubicle with fitted shower unit, wall hung vanity unit with inset wash hand basin and high gloss fronted drawer under and wall hung WC. Colour co-ordinated wall and floor tiling. Chrome heated towel rail. Extractor fan and heated mirror. .

OUTSIDE

GATED SHINGLE DRIVEWAY

Providing extensive and private off road parking facilities.

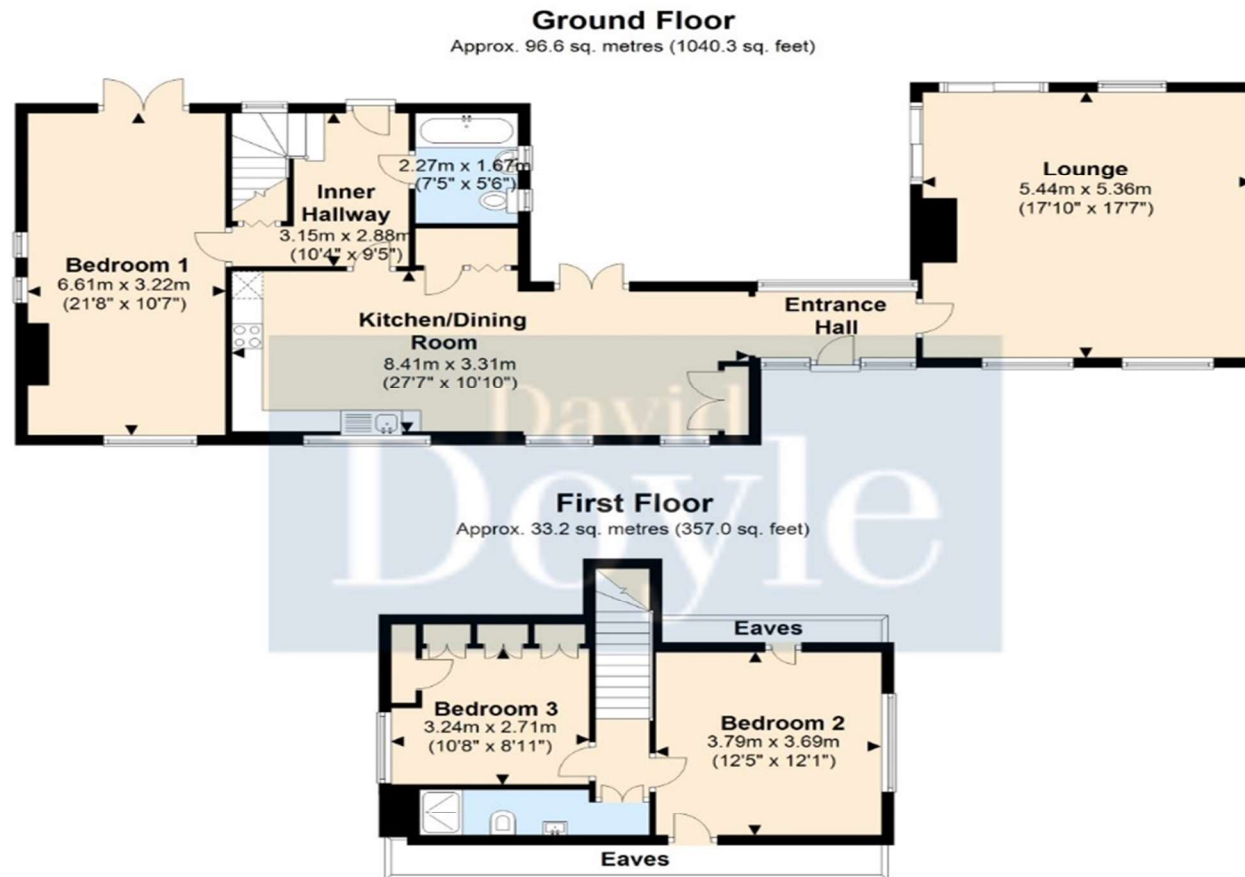
GARDENS

An outstanding feature being good sized, established and sweeping around the property to both sides. The gardens are arranged with a large timber decked area/terrace and an area laid to lawn with herbaceous features. Covered hot tub sitting on its own paved patio. Lean-to storage area. Outside light. Outside tap. `Protectapet System` fencing to boundaries. The gardens abut Crown Estate farmland.

H11868

See floorplan for measurements.

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



Total area: approx. 129.8 sq. metres (1397.3 sq. feet)

This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon.
GARAGES, OUTBUILDINGS, EAVES EXCLUDED FROM FLOOR AREA.

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