

David Doyle

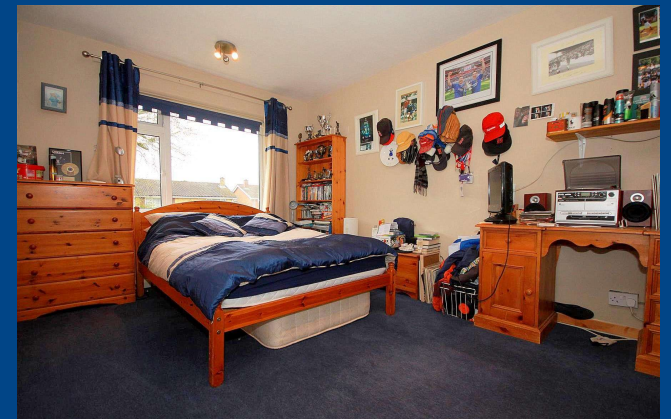
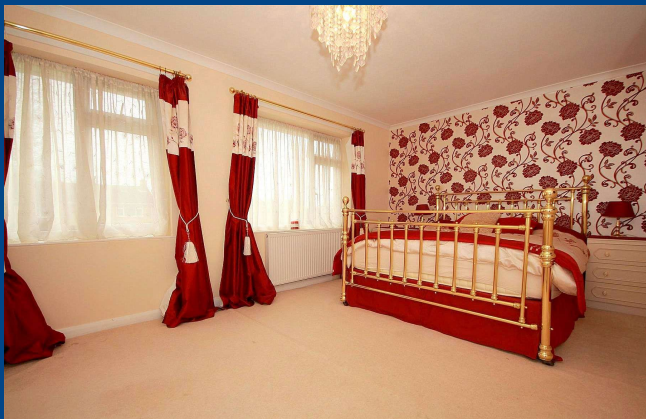
 **MAYFAIR**
OFFICE.CO.UK



7 St Anthonys Avenue
Leverstock Green
Hertfordshire
HP3 8HQ

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

OIEO £750,000 Freehold



Delightfully spacious and well presented 4 double bedroom detached character home situated in this private side road within this exclusive residential area. Ensuite to master bedroom. 3 large reception rooms. Spacious refitted breakfast room. Established gardens.

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.

Panelled double glazed front door to :-

ENTRANCE PORCH

Dual aspect with double glazed windows. Double width cloaks cupboard.

ENTRANCE HALL

Two picture windows. Radiator. `Oak` wood strip flooring. Understairs storage cupboard. Return staircase to first floor.

SHOWER ROOM

Fitted in white with chrome fittings and comprising a tiled shower cubicle with fitted shower unit, wash hand basin and low level WC. Chrome heated towel rail. Colour co-ordinated wall tiling with decorative border tiling. Tiled floor. Extractor fan.

SITTING ROOM

Spacious dual aspect room with 3 double glazed windows and double glazed French Door opening to patio doors and rear garden. Feature fireplace with fitted coals burning real flame effect gas fire. 2 radiators.

FAMILY ROOM

Double glazed window. Radiator.

DINING ROOM

Impressive vaulted ceiling with recessed ceiling lighting and double glazed Velux sky light. Radiator with decorative cover. Door to integral garage.

KITCHEN/BREAKFAST ROOM

An outstanding feature of the property being of very good size and refitted to a high standard. The Kitchen/Breakfast room is fitted with a single bowl single drainer stainless steel sink unit with mixer tap and an extensive range of matching wall and floor mounted units comprising both soft closing cabinets and drawers and with the benefit of matching cornices, pelmets and plinths. Matching island unit and matching decoratively glazed display cupboards, pan drawers, Pull out larder cupboards and wine racks. Colour co-ordinated roll top work surfaces with matching breakfast bar. Colour co-ordinated part tiled walls with matching tiled window cills. Space for Range Cooker with matching splashback and ducted extractor hood over. Integrated dishwasher behind matching front. Chrome recessed ceiling lighting. Tiled floor with under floor heating. Decorative column radiator. Part vaulted ceiling with double glazed velux sky light. Double glazed window . Pair of double glazed French doors opening to patio and rear garden.

FIRST FLOOR

GALLERIED LANDING

Of very good size and with double glazed window and radiator. Range of full height fitted cupboards to one wall. Access to part boarded loft space with light via pull down loft ladder.

MASTER BEDROOM

Two double glazed windows. Radiator.

ENSUITE SHOWER ROOM

Fitted in white with chrome fittings and comprising fully tiled shower cubicle with fitted shower unit, pedestal wash hand basin and low level WC. Matching chrome heated towel rail.

Colour co-ordinated wall tiling with decorative border tiling. Shaver point. Double glazed window.

BEDROOM 2.

Double glazed window. Radiator.

BEDROOM 3.

Double glazed window. Radiator. Double width built in wardrobe with matching cupboards over.

BEDROOM 4.

Double glazed window. Radiator.

BATHROOM

Fitted with a matching 3 piece white suite and comprising panelled bath, pedestal wash hand basin and low level WC. Painted tounge and groove panelling to lower walls with shelf over. Heated towel rail. Double glazed window.

OUTSIDE

INTEGRAL GARAGE

With power and light. Fitted cupboard. Space and plumbing for automatic washing machine and condenser dryer. Gas boiler. Personal door opening to main house.

TRIPLE WIDTH BLOCK BLOCKED PAVIOURED DRIVEWAY

Providing extensive additional off road parking facility.

FRONT GARDEN

Mainly laid to lawn with herbaceous borders. Gated side access.

REAR GARDEN

An attractive feature of the property being of good size, established and pleasantly private. The garden is arranged with a paved patio and an area laid to lawn with established herbaceous borders. There is a further paved patio towards the gardens end. Trellised archway. Further decorative trellising. Outside tap. Outside power point. Fenced boundaries.

H11494 – See Floor plan for measurements

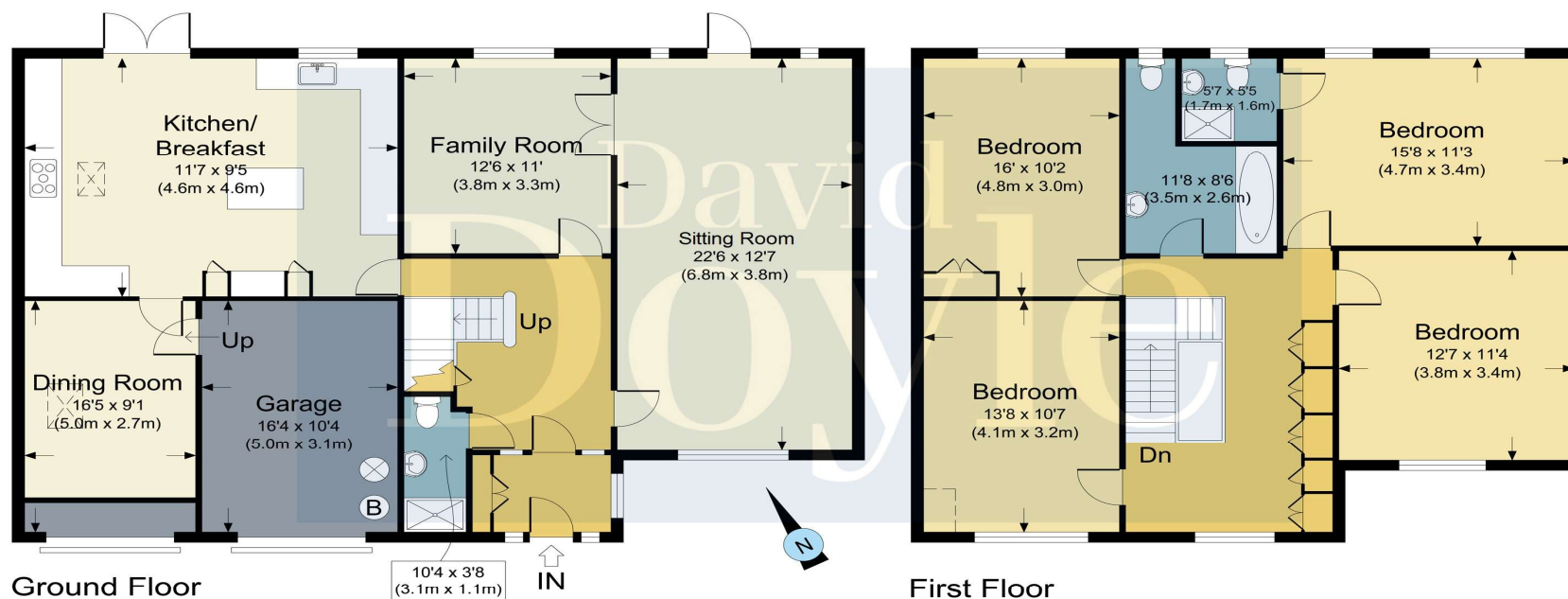
David
Doyle

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.



MAYFAIR
OFFICE.CO.UK

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



ST ANTHONY'S AVENUE, HP3 8HQ

APPROX. GROSS INTERNAL FLOOR AREA 2239 SQ FT / 208 SQ M. INC. GARAGE

DAVDBOX13075-FC: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT: THE IMAGE TAILOR LTD. 2017.

7 St Anthony's Avenue,
Leverstock Green,
Hertfordshire, HP3 8HQ



Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671