

# David Doyle

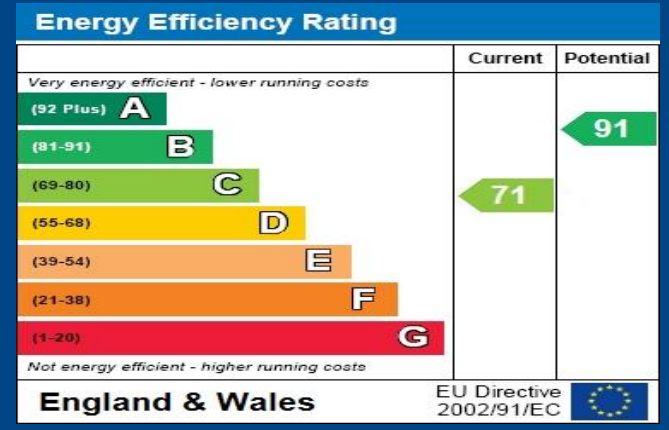
 **MAYFAIR**  
OFFICE.CO.UK



**4 Hales Park Close  
Hemel Hempstead  
HP2 4TJ**

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

**Price £1300.00 pcm To Let**



**Spacious and superbly presented 1 bedroom end of terrace home located in this sought after cul-de-sac and convenient for local shops, amenities and motorway networks. Lounge Dining/Room. Fitted Kitchen. First floor Shower Room. Double glazing. Gas heating to radiators. Garden. Allocated parking. Unfurnished and available July.**

Front door to:-

### **LOUNGE/DINING ROOM**

Double glazed window. Stairs to the first floor. Wooden flooring. Radiator. Opening on to:-

### **KITCHEN**

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 of both cupboards and drawers. Colour co-ordinated work surface and part tiled

walls. Integrated stainless steel oven and grill. Integrated hob with a stainless steel extractor hood over. Integrated NEFF dishwasher. Automatic washing machine behind a matching cupboard front. Fridge freezer. Wall mounted gas boiler in a matching cupboard. Wooden flooring. Under stairs storage cupboard. Electric panel heater. Double glazed window. Double glazed French doors opening on to the rear gardens patio seating area.

### **FIRST FLOOR**

#### **LANDING**

Double glazed window. Wooden flooring. Doors to:-

#### **BEDROOM 1**

Double glazed window. Access to loft space. Range of mirror fronted wardrobes. Shelved storage cupboard. Wall lights. Wooden flooring. Radiator.

#### **SHOWER ROOM**

Refitted to a high standard in white with

chrome fittings and comprising of a double shower with fitted shower doors, rain fall shower and shower attachment. Vanity unit with a contemporary wash hand basin, mixer tap, storage under and a low level WC. Colour coordinated tiled walls and flooring. Wall mounted mirror fronted cabinet. Chrome heated towel rail. Recessed ceiling lighting. Shaver point. Extractor fan. Double glazed window.

### **OUTSIDE**

#### **ALLOCATED PARKING**

#### **FRONT GARDEN**

Arranged with low maintenance in mind.

#### **REAR GARDEN**

Pleasantly private and well arranged with a patio seating area otherwise laid to lawn with fenced boundaries and gated side access.

#### **H12768**

See floorplan for measurements

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

Space for floorplan

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