

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



'Romany Rye'
London Road
Felden HP1 2RE

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

Guide Price £1,200,000 Freehold



David Doyle are delighted to offer to the sales market this rarely available four double bedroom executive detached property with a double garage situated on this exclusive development of only three properties, architect designed by its one previous owner enjoying lovely views of Snooks' Moor and within easy access to Boxmoor, Berkhamsted and Hemel Hempstead railway Station offering excellent links to London. The property sits on a sizeable plot with wrap around gardens and offers scope for extension subject to the necessary planning consents. Internally, the accommodation is well proportioned and comprises a generous entrance hall with doors to a dual aspect sitting room, the guest WC, the generous lounge with a feature fireplace and stone mantle opening to the triple aspect conservatory with a vaulted ceiling, velux windows and enjoying beautiful views of the garden. Finishing the ground floor accommodation and accessed from both the hallway and conservatory is the beautifully spacious fully integrated kitchen arranged with a vast range of wall and base units,

granite work surfaces, a distinct dining area and a door to the useful utility room. To the first floor are four generous double bedrooms, the master with an ensuite bathroom, a spacious landing and the family bathroom. Externally, the garden is a particular feature of the property being well arranged with patio seating areas, a generous lawn with fenced boundaries, a summer house, colourful mature plants and shrubs and side access. To the front of the property is the large double garage benefitting from light and power and a generous driveay offering excellent off street parking facilities. Benefiting from double glazed sash windows, gas central heating and NO UPPER SALES CHAIN, an internal viewing is highly recommended to appreciate this excellent family home.

Rarely Available

Four Double Bedroom Family Home

Large Double Garage & Driveway

Close To Amenities & Station

Exclusive Development Of Only Three Properties

Ensuite To Master

Large Proportions Throughout

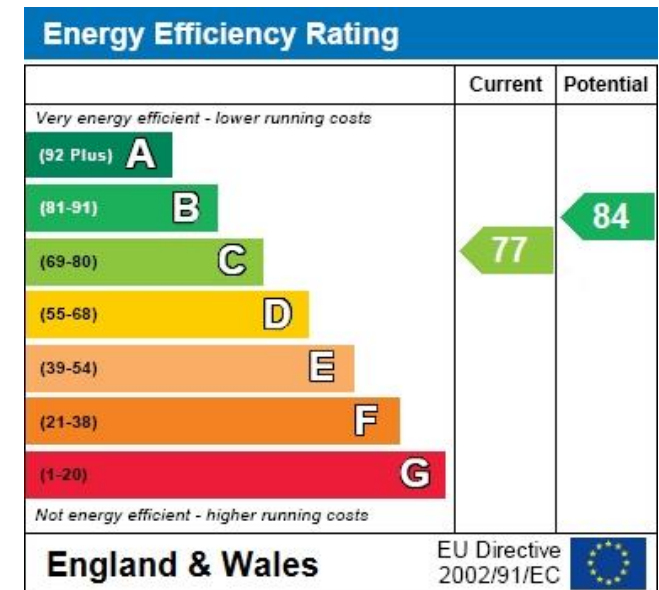
Wrap Around Gardens

NO UPPER CHAIN

Viewing Advised

Council Tax Unknown

Tenure - Freehold

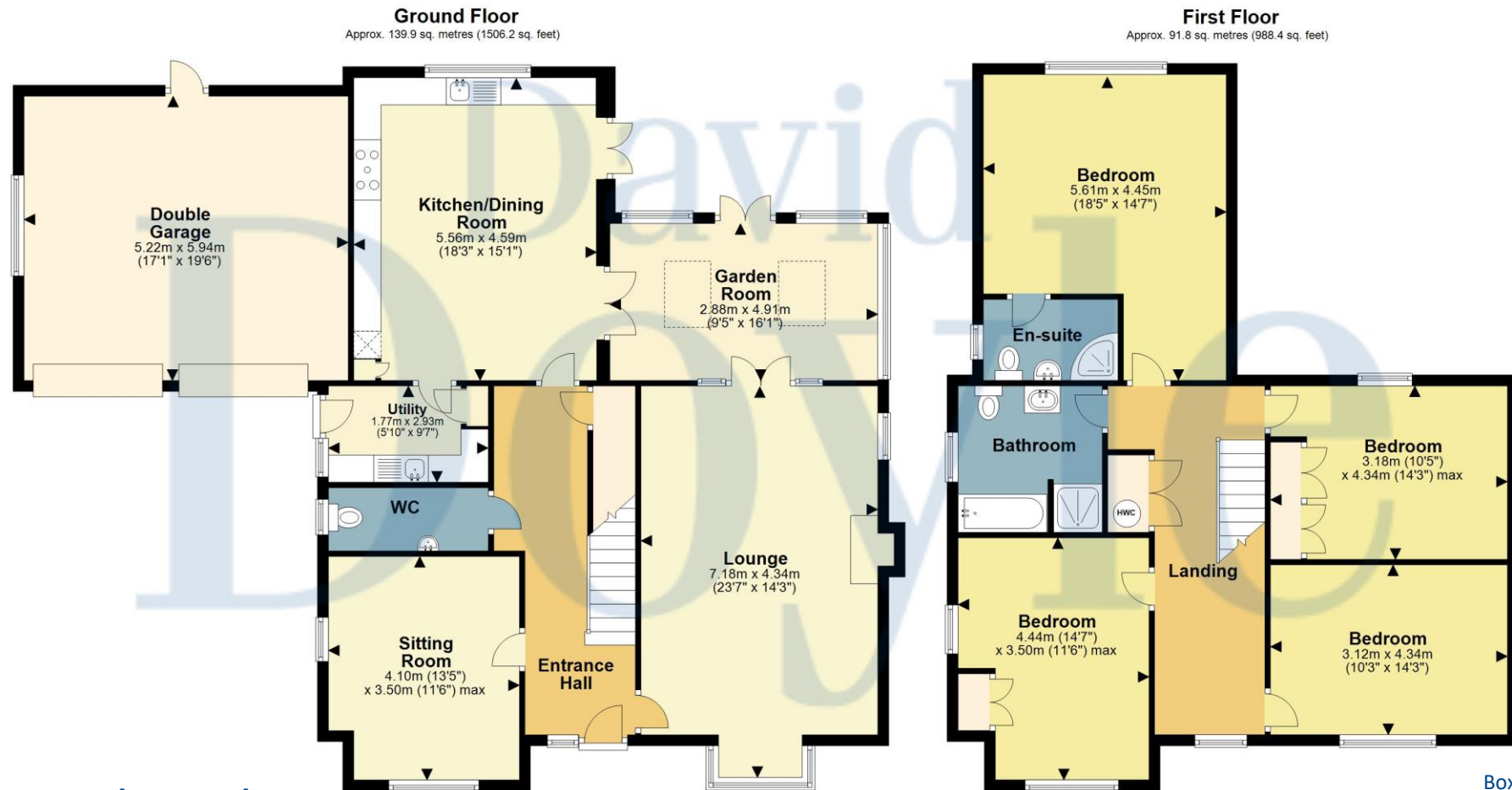


David
Doyle

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



**Romany Rye, London Road
Felden, HP1 2RE**

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45 St Johns Road
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Total area: approx. 231.8 sq. metres (2494.6 sq. feet)

Disclaimer: Floor plan is for marketing purposes only and is to be used as a guide. SKM Studio