

# David Doyle

 MAYFAIR  
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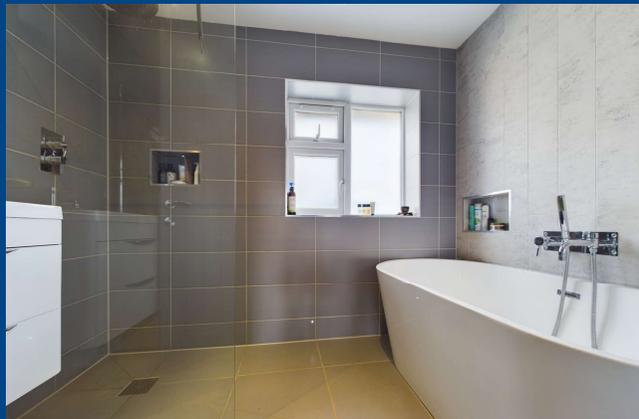
  
Mon-Fri  
Midnight-7am  
8 pm-Midnight  
Sat & Sun  
At any time



1 Pulleys Close,  
Hemel Hempstead,  
Hertfordshire, HP1  
2DD

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

Price £2,200 pcm To Let



This stunning 4 Bedroom semi detached family home offers a contemporary and spacious accommodation while being situated in this sought cul de sac. You enter the property to find an impressive Entrance Hall that offer plenty of storage, tiled flooring with underfloor heating, access to the Guest Cloak Room, stairs that lead to the first floor and a glazed door that opens on to the Lounge. The Lounge is beautifully presented with a feature wall, fitted shutter and herringbone wooden flooring that leads you through and into the open plan Kitchen Dining Family Room. This area is an outstanding feature of the property with its large patio doors that open on to the Rear Garden, modern Kitchen that is fitted to a high standard with integrated appliances and a matching Island Unit, herringbone wooden flooring and a door to the Utility Room. On the first floor you will find 3 or the 4 Bedroom and a luxuriously fitted Family Bathroom. The Bathroom has been fitted in a contemporary style with a free standing

Bath with a mirror fronted television, walk in shower, wall hung wash hand basin and low level WC, colour co-ordinated walls and tiled flooring with underfloor heating. The Master Bedroom is of generous size and duals aspect with a double glazed window to the rear aspect and Velux windows to the front aspect. Externally the property has a full width brick block Driveway providing excellent off road parking facilities and a landscaped Rear Garden arranged with low maintenance in mind. The property is unfurnished and is available the end of August.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

To view this property prospective tenants are expected to earn 30 times the monthly rental figure to pass referencing. If self employed you will be required to give details of your accounts

showing suitable earnings. The landlord has stipulated no pets or smokers.

Stunning 4 bedroom semi detached home

Sought after cul de sac

Open plan living

Parking

Low maintenance rear garden

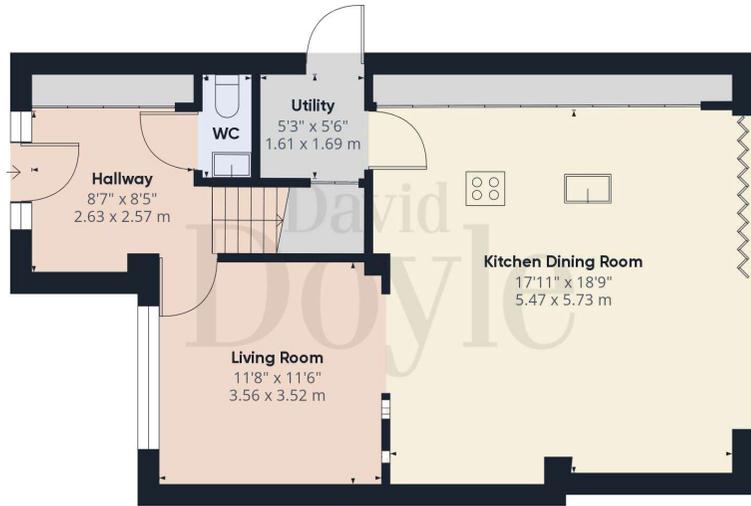
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Council Tax Band C

Tenure - To Let



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



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



**Approximate total area<sup>(1)</sup>**

1309.37 ft<sup>2</sup>  
121.64 m<sup>2</sup>

**Reduced headroom**

102.21 ft<sup>2</sup>  
9.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

1 Pulleys  
Hempstead  
2PG

1st Floor Office  
Johns Road  
Hempstead  
HP1 1QQ  
01442 248671

# 1 Pulleys Close, Hemel Hempstead, Hertfordshire, HP1 2PG

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

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