

11 Mayflower Avenue
Hemel Hempstead
HP2 4AE

David
Doyle
Sales and Lettings

Offers in Excess of £600,000 Freehold



This four bedroom detached family home is located in this sought after residential situation conveniently located for local shops, schools and amenities. The property has been recently updated to include new double glazed windows and composite door to the front of the property and new carpets to some rooms. The accommodation is particularly spacious and arranged over three floors comprising a spacious entrance hall with stairs to the first and lower ground floors and doors to two reception rooms, one currently used as a family room and the other could be used as a bedroom but is currently an office, both with views to the front aspect. To the lower ground floor is a fitted kitchen offering a vast range of units and work surfaces and a large dining/living room with patio doors opening to the rear garden. To the first floor is a spacious landing with built in storage cupboards and doors to three double bedrooms, bedroom two with fitted wardrobes and the master bedroom with bespoke shelving and an en suite bathroom. Finishing the first floor accommodation is the family shower room. Externally, the rear garden is a particular feature of the property being generous in width and arranged with a patio seating area, steps leading to lawn with colourful plants, mature shrubs and trees, a shed and fenced boundaries. To the front of the property is a driveway offering off street parking for multiple vehicles. The property also benefits from gas central heating and double glazing. Offering excellent accommodation with square footage approaching 1660 Sq Ft., an internal viewing is a must to appreciate this excellent family home.

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.

Detached Four Bedroom Family Home

Generous Driveway

New Double Glazed Windows & Composite Door To Front

Close To Town Centre

Over 1650 Square Feet

New Carpets

Flexible Accommodation

Lovely Rear Garden

Close To Schools

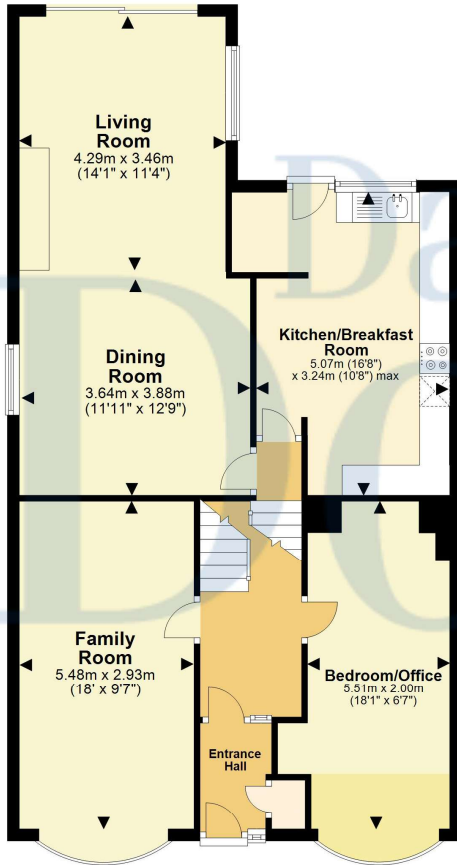
Call To View

Council Tax Band E

Freehold

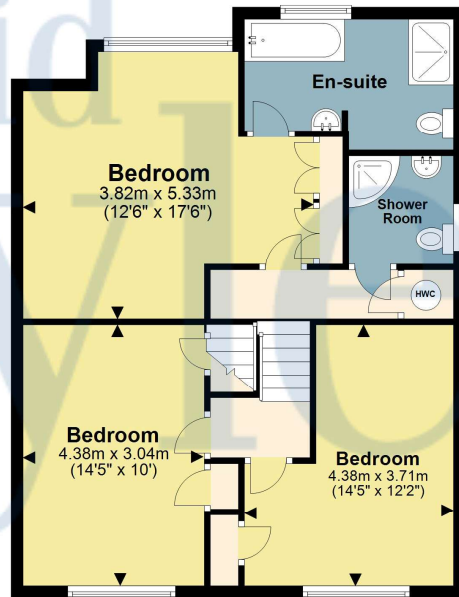
Ground Floor

Approx. 88.1 sq. metres (948.8 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.7 sq. feet)



Total area: approx. 154.2 sq. metres (1659.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Scan here for more details



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

11 Mayflower Avenue, Hemel Hempstead, Hertfordshire, HP2 4AE

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.

Approximate year built?	circa 1970
Council Tax Band	E
This year council tax charge	2650
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Cable
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	0
Are you aware of any asbestos containing material in the property?	No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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.