

# David Doyle

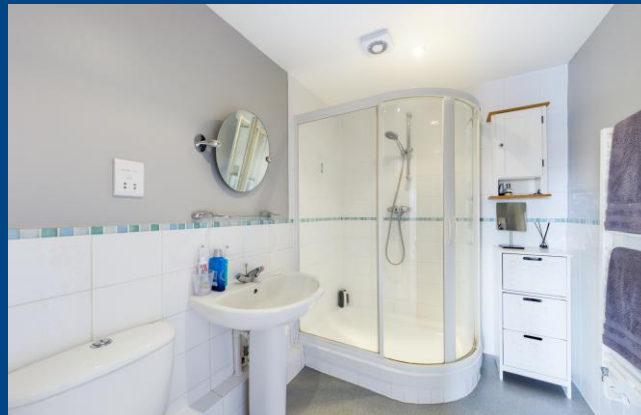
 **MAYFAIR**  
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**OIEO £700,000** Freehold



Located in this Exclusive and Private cuL-de-sac situation is this spacious 4 Double Bedroom Detached family home with En-suite to both the Master Bedroom and Guest Bedroom/Bedroom 2. Beautifully presented throughout with a generous lounge with a feature fireplace, pair of double glazed French doors opening onto the rear garden and a pair of part glazed doors to the dining room. The Kitchen/Breakfast room is fitted to a high standard with integrated appliances. The downstairs cloakroom is accessed from the welcoming entrance hall with a personal door to the garage and stairs leading to the first floor. The 4 double bedrooms are all accessed from the landing along with the family bathroom. All en-suites and the family bathroom are fitted in white with chrome fittings. Externally there is a double width driveway providing excellent off road parking facilities, a garage and both front and rear gardens. This property is conveniently located for local shops, schools and amenities.

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.

#### **STORM PORCH**

Double glazed front door to:-

#### **ENTRANCE HALL**

Of good size with stairs leading to the first floor. Under stairs storage cupboard. Wood effect Karndean flooring. Radiator. Doors to:-

#### **CLOAKROOM**

Fitted in white with chrome fittings and comprising a vanity unit with mixer hand basin and a low level WC. Colour coordinated part tiled walls and tiled flooring. Shaver point. Radiator. Double glazed window.

#### **LOUNGE**

Pair of double glazed French doors opening onto the rear gardens patio seating area. Feature fireplace with impressive surround, mantle, hearth and real flame effect coals burning gas fire. Wood effect Karndean flooring. Two radiators. Pair of part glazed doors opening onto:-

#### **DINING ROOM**

Double glazed window. Wood effect Karndean flooring. Radiator.

#### **KITCHEN/BREAKFAST ROOM**

Fitted to a high standard with 1½ bowl single drainer stainless steel sink unit with mixer tap and a range of matching shaker style wall and floor mounted units comprising both cupboards and drawers with matching cornices, plinths, pelmets and concealed lighting. Colour co-ordinated square edge work surfaces and part tiled walls. Integrated stainless steel NEFF oven and grill. Integrated stainless steel NEFF combination microwave oven. Integrated stainless steel NEFF 4 burner gas hob with a matching stainless steel extractor hood over. Integrated automatic washing machine and dishwasher. Integrated fridge freezer. Tiled flooring. Recessed ceiling lighting. Radiator. Double glazed windows with a double glazed door opening onto the rear gardens patio seating area.

#### **FIRST FLOOR**

##### **LANDING**

Airing cupboard. Access to loft space. Radiator. Double glazed window. Doors to:-

##### **MASTER BEDROOM**

Extremely spacious with a double glazed window and two built in double wardrobes. Radiator. Door to:-

##### **ENSUITE BATHROOM**

Fitted in white with chrome fittings and comprising a panelled bath with mixer tap and shower attachment, vanity unit with wash hand basin and a low level WC. Colour co-ordinated part tiled walls. Heated towel rail. Recessed ceiling lighting. Shaver point and extractor fan. Double glazed window.

#### **GUEST BEDROOM/BEDROOM 2**

Again extremely spacious with a double glazed window and built in double wardrobe. Feature recess with space for a television. Radiator. Door to:-

#### **ENSUITE SHOWER ROOM**

Fitted in white with chrome fittings and comprising a tiled shower cubicle with fitted shower and shower doors, pedestal wash hand basin and a low level WC. Colour co-ordinated part tiled walls. Heated towel rail. Recessed ceiling lighting. Shaver point and an extractor fan.

#### **BEDROOM 3.**

Double glazed window. Built in double wardrobe. Radiator.

#### **BEDROOM 4.**

Double glazed window. Built in storage cupboard. Radiator.

#### **BATHROOM**

Fitted in white with chrome fittings and comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin and a low level WC. Colour co-ordinated part tiled walls. Heated towel rail. Recessed ceiling lighting. Shaver point and extractor fan. Double glazed window.

#### **OUTSIDE**

##### **DRIVEWAY**

Double width driveway providing excellent off road parking facilities.

##### **GARAGE**

With an up and over door. Power and lighting. Wall mounted gas boiler. Double glazed window.

##### **FRONT GARDEN**

Mainly laid to lawn with herbaceous borders and gated side access to:-

##### **REAR GARDEN**

Pleasantly private and well arranged with a patio seating area otherwise laid to lawn with fenced boundaries and herbaceous borders.

David  
Doyle

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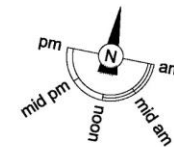
Call **01442 248671** to arrange a viewing or register an interest



WALNUT GROVE, HP2

APPROX. GROSS INTERNAL FLOOR AREA 1790.14 SQ FT / 166.31 SQ M. INC. GARAGE

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