

# David Doyle

 **MAYFAIR**  
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**Cherry Tree Lodge**  
**Three Cherry Trees Lane**  
**Hemel Hempstead**  
**HP2 7HN**

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**Price £725,000** Freehold





Cherry Tree Lodge is a superbly presented and spacious 6 bedroom 3 bathroom detached family home situated in this private and desirable location. Offering approximately 2400 sq ft of accommodation this property is well arranged with generous ground floor accommodation comprising a dual aspect lounge, high specification recently refitted kitchen dining room with integrated appliances, family room and an impressive garden room with bi fold doors opening on to the well arranged and pleasantly private rear garden. The first floor has a master bedroom with an ensuite bathroom, five further bedrooms, family bathroom and a shower room. One of the bedrooms has a fixed ladder that leads to a useful loft space that has previously been used as an office or chill out area by previous owners

(although no planning or building regulations are in place). The property benefits from secure gated front access to the generous tumble brick block driveway and double garage. Pleasantly private the rear garden is arranged with low maintenance in mind offering an outstanding entertaining area. The property also benefits from a downstairs cloak room, double glazing, air conditioning units, gas heating to radiators and underfloor heating.

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.

**Spacious detached family home**

**Six bedrooms**

**Recently refitted kitchen dining room**

**Useful loft space**


**Secure gate front access**

**Generous driveway offering excellent off road parking**

**Double Garage**

**Air conditioning, gas central heating and underfloor heating**

**Three bathrooms**

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

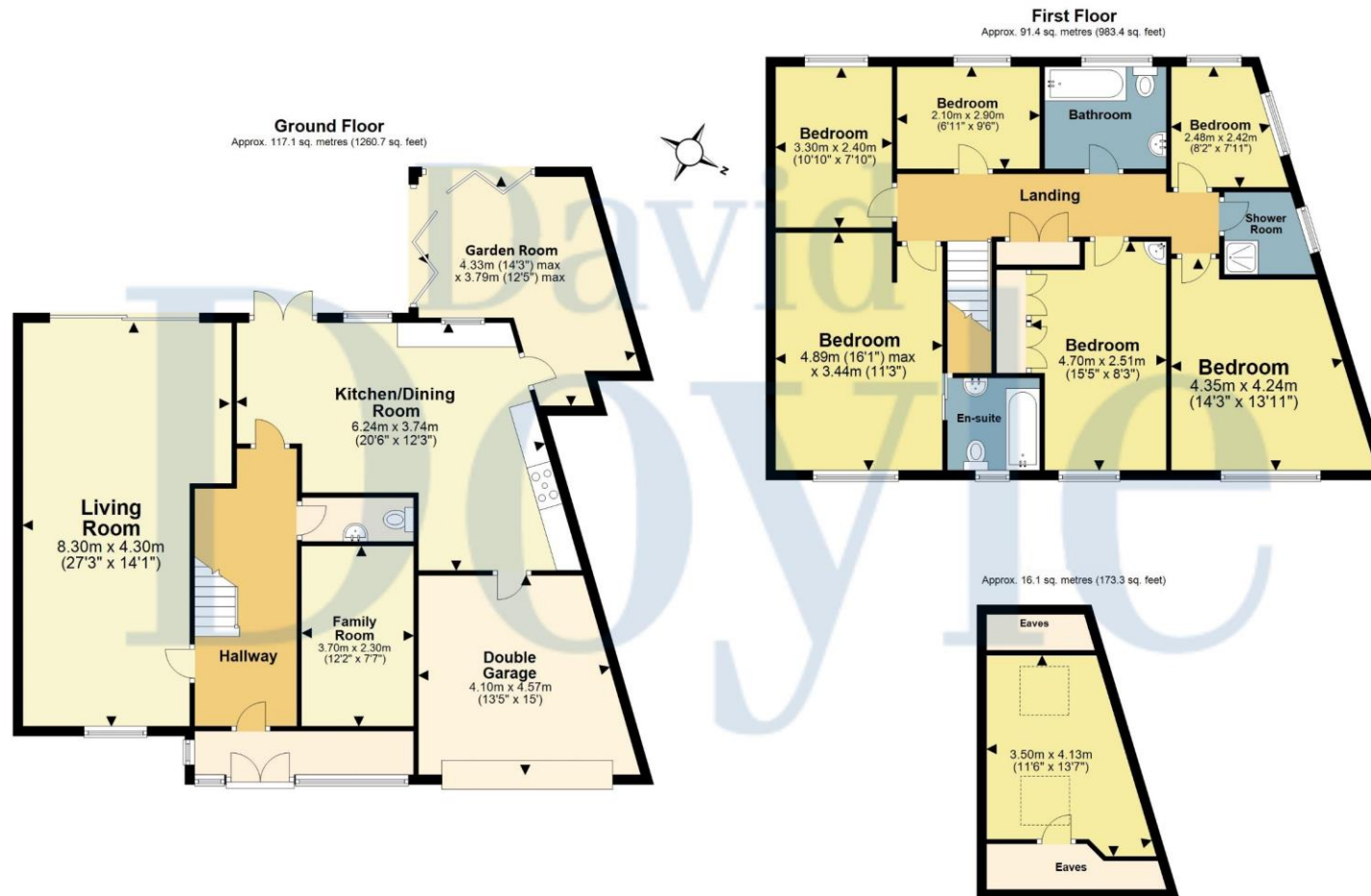
**David  
Doyle**

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



Total area: approx. 224.6 sq. metres (2417.4 sq. feet)

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

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