

# David Doyle

Boxmoor/ Hemel Hempstead / Berkhamsted / Tring

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**5 Barberry Road,**  
Hemel Hempstead,  
Hertfordshire. HP1 1SD



**Price £1,700 pcm**  
To Let



**BOXMOOR LOCATION CURRENTLY BEING FULLY REFURBISHED THROUGHOUT**  
The property will benefit from a new kitchen, bathroom, en suite to master downstairs WC and has been redecorated throughout with new flooring.  
This property will be in immaculate condition and ready to let in June.



### Entrance Porch

Opaque double glazed door to front aspect, opaque window to front aspect, door to..

### Entrance Hall

Window and door to porch, access to all ground floor accommodation, door to integral garage, stairs rising to first floor accommodation.

### Lounge 15'3" (4.65m) x 11'0" (3.35m)

Double glazed patio doors to rear aspect, double glazed window to side aspect, radiator.

### Kitchen 10'2" (3.1m) x 6'8" (2.03m)

Double glazed door to side aspect, double glazed window to rear aspect, Refitted Kitchen with a range of eye and base mounted units with work surface over.

### Dining Room 15'5" (4.7m) x 9'6" (2.9m)

Double glazed window to front aspect, radiator.

### Downstairs WC

Opaque double glazed window to side aspect, Low level flush WC.

### Landing

Vaulted hall with double glazed window to front aspect, access to loft access to all first floor accommodation.

### Master Bedroom 11'0" (3.35m) x 9'9" (2.97m) Plus Recess

Double glazed window to front aspect, radiator.

### En Suite

Opaque double glazed window to rear aspect, shower cubicle, low level flush WC, wash hand basin with taps over, heated towel rail.

### Bedroom 2 11'4" (3.45m) x 9'0" (2.74m)

Double glazed window to front aspect, radiator.

### Bedroom 3 10'1" (3.07m) Max x 9'4" (2.84m) Max

Double glazed window to front aspect, radiator.

### Bathroom 10'3" (3.12m) x 9'8" (2.95m)

Opaque double glazed window to rear aspect, newly fitted suite with panel bath, low level flush WC, wash hand basin with taps over, heated towel rail, tiling to all splash back areas.

### Garage

Power, light, plumbing for washing maching, metal up and over door.

### Rear Garden

Mature rear garden with paved patio area, plant and shrub borders, rest mainly laid to lawn with gated side access,

### Front

Paved off road parking for two cars, gated side acces.



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