

David Doyle

 **MAYFAIR**
OFFICE.CO.UK

16b Peartree Road

Warners End, HH, HP1 3QN

- Entrance door – Opening to:
- Entrance hall – Stairs to first floor Landing
- Landing – Stairs to 2nd floor and Doors to:
- Living Room/Kitchen – Triple aspect room. White gloss handleless wall and floor units. Stainless steel sink unit with cupboard under. Built in oven, hob, and extractor hood.
- Bedroom 2 – Window. Radiator.
- Bathroom – Window. White suite comprising panelled bath with mixer shower over, pedestal wash hand basin and low level WC
- 2nd Floor
- Bedroom 1 – Four Velux skylights. Radiator
- Parking

Guide Price

£290,000



Tel: 01442 248671

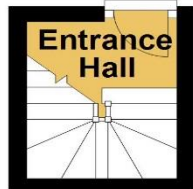
www.daviddoyle.co.uk

boxmoor@daviddoyle.co.uk

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

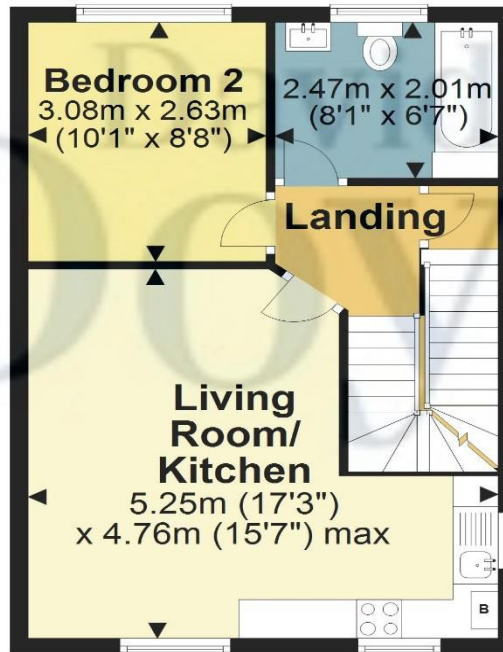
Ground Floor

Approx. 3.3 sq. metres (35.2 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Second Floor

Approx. 27.7 sq. metres (298.6 sq. feet)



Total area: approx. 72.5 sq. metres (780.7 sq. feet)

Floorplan is not to scale and to be used for layout guidance only, any measurements shown should NOT be relied upon. Floor Area includes all areas shown on plan except Balconies, Eaves, Garden and Parking Areas unless otherwise indicated.

Plan produced using PlanUp.

16b Peartree Road
Warners End, HH, HP1 3QN



45 St Johns Road
Boxmoor
Hemel Hempstead
HP1 1QQ
01442 248671