

# David Doyle

Boxmoor/ Hemel Hempstead / Berkhamsted / Tring

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## 4 The Coltsfoot

Hemel Hempstead,  
Hertfordshire. HP1 2DF

## Price £1,000 pcm

To Let



**\*\* SPACIOUS 2 BED CLUSTER HOME -  
CONVENIENT FOR LOCAL SHOPS AND  
AMENITIES \*\* Approx 14` 11 Lounge.  
Kitchen. FIRST FLOOR BATHROOM.  
Double glazing. Gas heating to  
radiators. PARKING FACILITY - ACCESS  
FOR MAINLINE RAILWAY STATION  
WITH LINKS TO LONDON EUSTON -**



## STORM PORCH

Storage cupboard. Part glazed double glazed front door :-

## HALLWAY

Shelved storage cupboard. Large understairs storage cupboard. Part glazed doors to:-

## LOUNGE/ DINING ROOM

Double glazed bay window to front aspect. Radiator.

## KITCHEN

Fitted with a single bowl single drainer stainless steel sink unit with mixer tap. Range of matching wall and floor mounted units comprising both cupboards and drawers and with the added benefit of 2 glass display units and matching cornices, pelmets and plinths and concealed lighting. Colour co-ordinated roll top work surfaces and part tiled walls. Integrated stainless steel double oven/grill. Integrated stainless steel 4 burner gas hob. Automatic washing machine. Fridge freezer. Tiled floor. Radiator. Double glazed casement window to side aspect.

## FIRST FLOOR

### LANDING

Access to loft space.

### BEDROOM 1

Double glazed casement window to front aspect. Mirror fronted wardrobes to one wall. Radiator. Coving.

### BEDROOM 2

Double glazed casement window to side aspect. Radiator. Coving.

### BATHROOM

Fitted in white with chrome fittings comprising panelled bath with mixer tap and shower attachment. Glass shower screen. Pedestal wash hand basin and low level WC. Part tiled walls. Tiled floor. Radiator. Chrome recessed ceiling lights. Double glazed casement window side aspect.

### OUTSIDE

### PARKING

Allocated parking space with further visitor parking.

### GARDEN

Mainly laid to lawn with herbaceous borders.

### EPC - C



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