

David Doyle

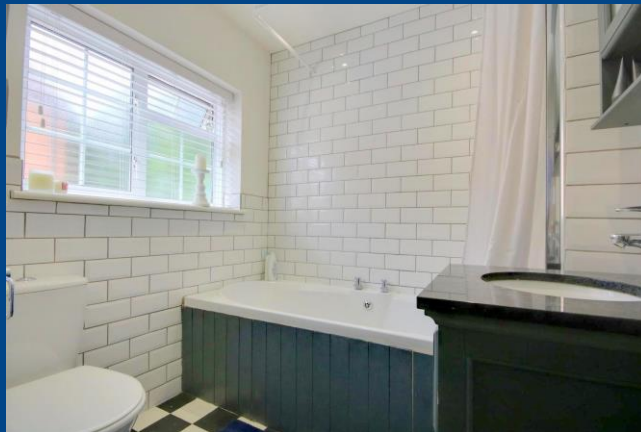
 **MAYFAIR**
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The Spinney
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Manor Estate
HP3 0AP

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Offers in Excess of £750,000 Freehold



Gabled storm porch with outside light and panelled part glazed front door to :-

RECEPTION HALL

Of particularly good size and part of which is currently used as a `sitting area`. Dual aspect with 2 double glazed windows. 2 radiators. Engineered antique pine flooring. Recessed ceiling lighting Return staircase to first floor with turned balustrade. Door to integral garage. Understairs storage cupboard.

SITTING ROOM

Delightfully spaces dual aspect room with 2 double glazed windows. Impressive marble fireplace with matching mantle and fitted coals burning real flame effect gas fire. Radiator. Ornate coving to ceiling.

FAMILY ROOM

Dual aspect room with double glazed bay window overlooking the rear garden and further double glazed window. Radiator.

KITCHEN/DINING ROOM

An outstanding feature of the property being refitted and with a delightful and private out look over the rear garden. The kitchen is fitted with a 1½ bowl single drainer stainless steel sink unit with `Insinkerator` waste disposal unit, mixer tap and Brita filtered water tap and a range of matching wall and floor mounted units comprising both cupboard and drawers and with the benefit of matching cornices, pelmets and plinths and pan drawers. Colour co-ordinated granite work surfaces with matching splash backs. Integrated `Canon` stainless steel Range Cooker with stainless steel splash back and matching extractor hood over. Integrated dishwasher behind matching front. 2 radiators. Tiled floor. Recessed ceiling lighting. Vaulted ceiling with double glazed `Lantern` windows and double glazed patio doors and opening out into the rear garden.

INNER LOBBY

Glazed bay window with leaded light features. Panelled part glazed door with decorative leaded light features opening to rear garden.

UTILITY ROOM

Single bowl stainless steel sink unit with mixer tap, adjacent roll top work surfaces with cupboards under. Space and plumbing for automatic washing machine. Electric convector heater. Double glazed window. Wood effect flooring.

CLOAKROOM

Fitted in white with chrome fittings and comprising low level WC and wash hand basin with tiled splashback over. Recessed ceiling lighting. Double glazed window. Wood effect flooring.,

FIRST FLOOR

LANDING

Radiator. Access to loft space.

MASTER BEDROOM

Double glazed window. Vaulted ceiling. Picture rail. Radiator. Range of matching floor to ceiling fitted bedroom furniture including fitted wardrobes and overhead cupboards. Wood effect flooring.

ENSUITE BATHROOM

Refitted in white with chrome fittings and comprising tiled shower cubicle with remote controlled `Aqualisa` shower unit, vanity unit with inset wash hand basin and matching beech fitted cupboards under and low level WC with concealed cistern. Chrome heated towel rail. Colour co-ordinated part tiled walls. Tiled floor. Recessed ceiling lighting. Extractor. fan. Double glazed window.

BEDROOM 2.

Double glazed window. Radiator. Triple width fitted wardrobes with cupboards over. Part vaulted ceiling.

BEDROOM 3.

Double glazed window. Radiator. Feature fireplace with matching mantle over. Vaulted ceiling with cupboard with window.

BEDROOM 4.

Double glazed window. Radiator. Vaulted ceiling.

BATHROOM

Refitted in the traditional style in white with chrome fittings and comprising double ended panelled bath with fitted shower unit over and fitted shower rail, dresser style vanity unit with inset wash hand basin, adjacent granite work surfaces and fitted cupboard under and low level WC. Chrome heated towel rail. Colour co-ordinated part tiled walls. Chrome recessed ceiling lighting. Airing cupboard. Shaver point. Double glazed window.

OUTSIDE

INTEGRAL GARAGE

Of larger than standard size and with power and light. Tiled floor. Space for white goods. Doors to. Reception hall.

BRICK BLOCKED DRIVEWAY

FRONT GARDEN

Mainly laid to lawn with herbaceous borders and arranged behind a dwarf brick wall to the properties front curtilage. Decorative pebbled display area. Gated side access to :-

REAR GARDEN

Landscaped and delightfully private the garden is arranged with a paved patio and an area laid to lawn with herbaceous borders. Garden shed. Fenced boundaries. Gated rear access. Outside light. Outside tap. Outside power point.

H12846

See floorplan for measurements.

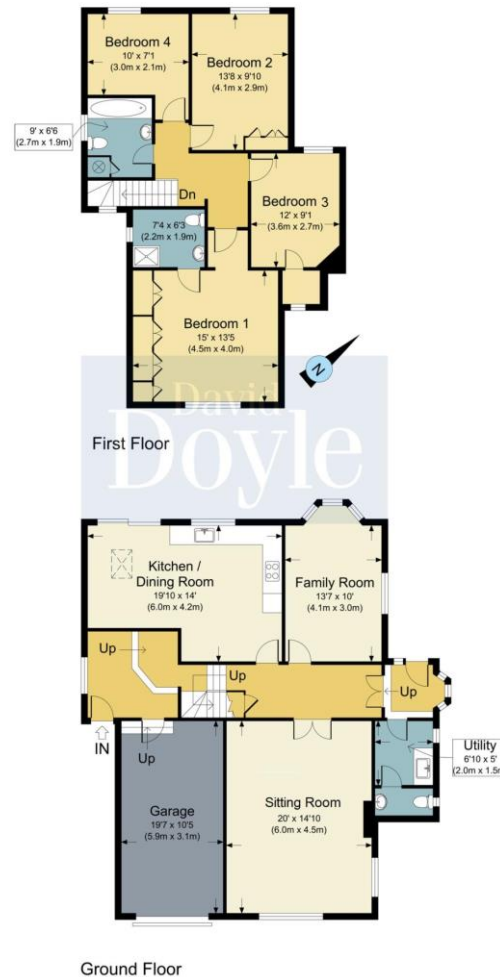
David
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