

David Doyle

 **MAYFAIR**
OFFICE.CO.UK

**28b George Street
Old Town
HP2 5HJ**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Price £1700 pcm



Luxuriously refurbished and spacious 4 Double Bedroom Detached family home located in the picturesque and historical Old Town with its many restaurants, coffee shops and bars. Conveniently located for local shops, schools and amenities. Lounge. Kitchen/Dining Room with integrated appliances. Utility room. Study. Downstairs cloakroom. First floor bathroom. Double glazing. Gas heating to radiators. Driveway. Garden.

The nearby 'Old Town' High Street has been described as the prettiest road in the country with Victorian properties, beautiful St Mary's Church, Town Hall, cobbled streets, restaurants, period public houses and specialist shops it is a pleasure to visit.

Front door to :-

ENTRANCE HALL

Stairs to the first floor. Under stairs storage cupboard. Wood effect flooring. Recessed ceiling lighting. Radiator. Doors to:-

CLOAKROOM

Recently refitted to a high standard in white with chrome fittings and comprising of a vanity unit with wash hand basin, mixer tap, storage under and a low level WC with a concealed cistern. Mosaic tiled splash back and a wall mounted mirror. Wood effect flooring. Window.

LOUNGE

Double glazed window and a double glazed patio doors opening on to the rear garden. Wood effect flooring. Radiators. Opening on to:-

KITCHEN/DINING ROOM

Luxuriously refitted with a stainless steel under mount sink unit with mixer tap and a range of matching wall and floor mounted units comprising of both cupboards and drawers with the benefit of matching cornices, plinths, pelmets and concealed lighting. Colour co-ordinated composite work surface with part tiled walls. Integrated stainless steel oven and grill. Integrated stainless steel microwave oven. Integrated induction hob with a stainless steel extractor hood over. Integrated dishwasher. Integrated fridge freezer. Two wine racks. Wood effect flooring. Recessed ceiling lighting. Radiator. Multi glazed bay window with a fitted window seat providing storage under.

UTILITY ROOM

Fitted with a roll to work surface with space and plumbing under for an automatic washing machine and space for a tumble dryer. Fitted cupboards with space for a fridge freezer. Wood effect flooring. Wall mounted gas boiler. Radiator. Double glazed door offering side access. Door to:-

STUDY

Multi glazed window. Wood effect flooring. Radiator.

FIRST FLOOR

LANDING

Multi glazed window. Access to loft space. Doors to:-

BEDROOM 1.

Double glazed window. Range of mirror fronted wardrobes. Radiator.

BEDROOM 2.

Multi glazed windows. Radiator.

BEDROOM 3.

Double glazed window. Radiator.

BEDROOM 4

Multi glazed window. Radiator.

BATHROOM

Luxuriously refitted in white with chrome fittings and comprising of a tiled shower cubicle with rain fall shower, shower attachment and shower door. Bath with mixer tap, shower attachment, bespoke vanity unit with wash hand basin, mixer tap, storage under and a low level WC with a concealed cistern. Colour co-ordinated tiled walls and tiled flooring. Wall mounted mirror. Designer chrome radiator. Recessed ceiling lighting. Double glazed window.

OUTSIDE

DRIVEWAY

Full width brick block driveway providing excellent off road parking facilities. Outside tap. Gated side access from both sides to:-

REAR GARDEN

Pleasantly private and well arranged with a patio seating area otherwise laid to lawn with herbaceous borders and a further seating area with a pergola over at the gardens end. Fenced boundaries. Outside lights. Awning.

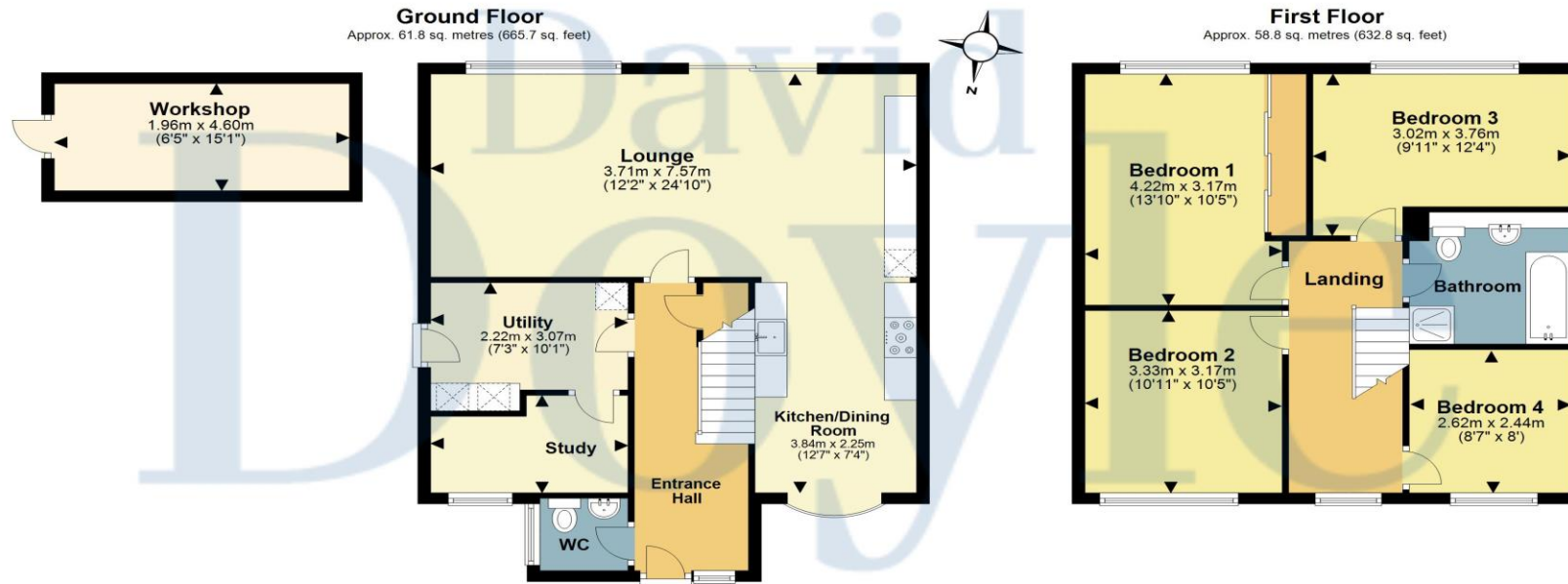
WORKSHOP

With power and lighting.

H12932

See floorplan for measurements

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



Total area: approx. 120.6 sq. metres (1298.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.

28b George Street
Old Town
Hemel Hempstead, HP2 5HJ



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