

David Doyle

 **MAYFAIR**
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Price of £800,000 Freehold



Located in this highly sought after location is this 4 Double Bedroom detached executive home with an impressive Master Bedroom with an Ensuite Shower Room and Bedroom 2 with a Dressing Room and an Ensuite Shower Room. This property is conveniently located for local shops, schools, amenities and the `Village` of Potten End is close to hand. The property offers well arranged and spacious accommodation along with a Double Garage, Driveway and a pleasantly private Rear Garden. The ground floor comprises a generous Lounge with a feature fireplace, bay window and a pair of double doors that open on to the Dining Room. The Dining Room benefits from patio doors that offer access to the Rear Garden, The Family Room can be used for informal dining and leads on to the Kitchen and through to the Utility Room. The ground floor is completed by a Guest Cloak Room and a welcoming Entrance Hall with stairs leading to the first floor. The Kitchen is fitted with a range of `Paula Rosa` limed oak wall and floor mounted units comprising both cupboards and drawers, colour co-ordinated granite work surfaces with matching splash backs and window cill. The first floor offer 4

Double Bedrooms and a family Bathroom, the Master Bedroom is of good size with built in and fitted wardrobes and an Ensuite Shower Room. Bedroom 2 also benefits from fitted wardrobes and a Dressing Room with mirror fronted wardrobes and an Ensuite Shower Room. The Rear Garden is pleasantly private and mainly laid to lawn with a patio seating area and herbaceous borders. The brick block Driveway provides excellent off road parking facilities while the Double Garage has a personal door to the Utility Room. This property benefits from `Oak` flooring, Yale smart doors locks to the front and rear doors, alarm system and CCTV. With scope to extend SSTC viewing is HIGHLY RECOMMENDED.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

4 Double Bedroom Detached executive home

Sought after location close to local amenities

Ensuites Shower Rooms to the Master Bedroom and Bedroom 2

Lounge. Dining Room

Family Room

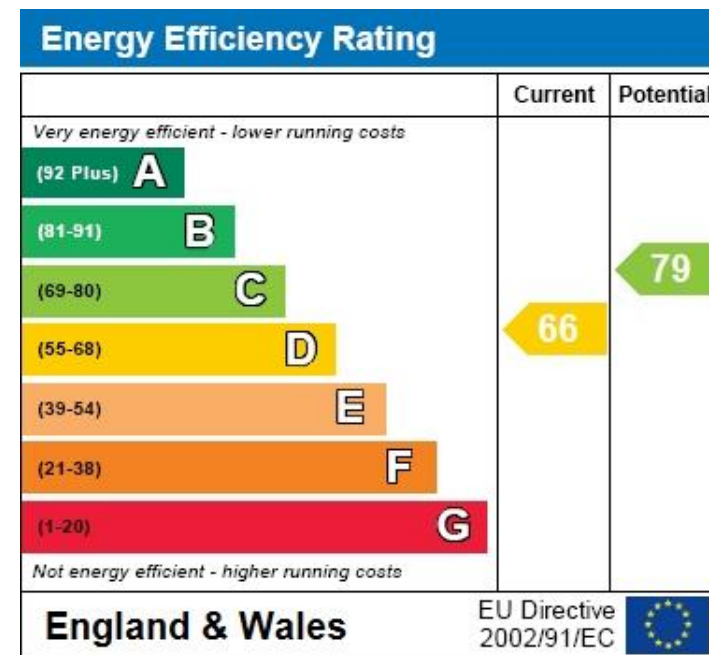
Kitchen. Utility

Family Bathroom. Guest Cloak Room

Double Garage. Driveway

Pleasantly private Rear Garden

VIEWING IS A MUST



**David
Doyle**

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



Total area: approx. 194.6 sq. metres (2095.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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