

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



FOR SALE
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Offers Over £525,000 Freehold



David Doyle are delighted to offer to the sales market this well presented four bedroom link detached family home with driveway situated on this sought after executive development close to highly regarded schooling, amenities and travel links. The property offers flexible accommodation comprising an entrance hall with stairs to the first floor and doors to a guest cloakroom, a bright and spacious lounge with views to the front aspect, an understairs storage cupboard and a door opening to the kitchen/breakfast room. This offers a range of matching wall and floor mounted units comprising both cupboards and drawers, co-ordinating work surfaces and breakfast bar with part tiled walls, integrated appliances, space and plumbing for further white goods and a distinct dining area with patio doors opening to the rear garden. Also accessed from the kitchen is the 4th bedroom, currently used as an office. To the first floor is a spacious landing with an airing cupboard, loft access and doors to three bedrooms, all of good size and the refitted family bathroom comprising a white

suite with chrome sanitary ware. Externally, the property benefits from a pleasantly private and well arranged rear garden with a patio seating area otherwise laid to lawn with fenced boundaries, a decked seating area, a garden shed and side access leading to the front of the property offering a further lawned garden area, mature plants and shrubs, a driveway providing off street parking facilities for at least two vehicles and leading to the reduced sized garage which has space for garden equipment and bikes etc.. Offered in good condition throughout, an internal viewing is recommended to fully appreciate this excellent family home.

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. NO UPPER CHAIN

Link Detached

Four Bedroom Family Home

Driveway

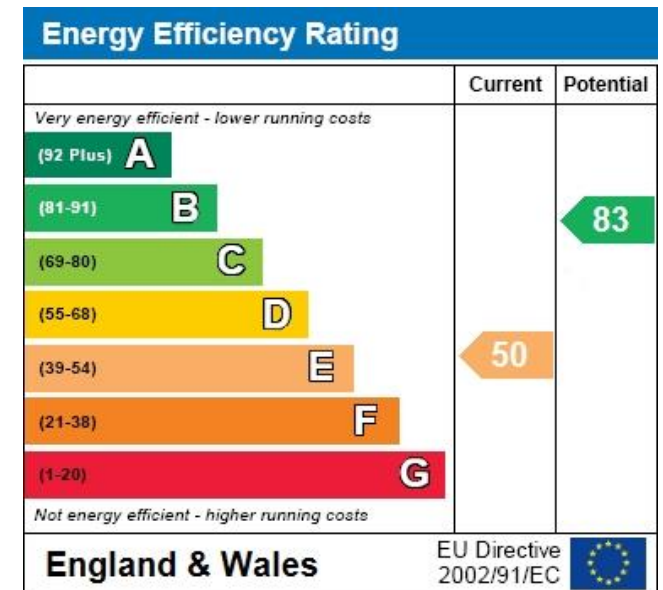
Private Rear Garden

Popular Gadebridge Development

Good Condition Throughout

Close To Amenities & Schools

Viewing Advised



David
Doyle

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.

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



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