

# David Doyle

 **MAYFAIR**  
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**17 Newford Close  
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**Guide Price £625,000** Freehold



This beautifully presented and extended 4 Bedroom link Detached family home is situated in this highly sought after cul de sac and is conveniently located for local shops, schools, amenities and motorway networks. The property offers flexible accommodation and the ground floor comprises a welcoming Entrance Hall, generous Lounge, Play Room / Bedroom 4, Guest Cloak Room and an outstanding feature of the property is the dual aspect Kitchen Dining Family Room with an impressive vaulted ceiling with Velux windows, bi fold doors opening on to the Rear Garden and a fitted shaker style Kitchen with two integrated stainless steel ovens, integrated hob with extractor over and an integrated dishwasher. The first floor offers three further Bedrooms and a refitted Family Bathroom. Externally the property has a generous and pleasantly private Rear Garden with a good sized patio seating area, otherwise mainly laid to lawn, fenced boundaries, outside taps, outside power, bin store area and gated side access. The Rear Garden also benefits from a Garden Office with power and lighting. To the front

of the property you have a brick block Driveway providing excellent off road parking facilities, with further parking in front of the Garage. The Garage also has power, lighting, a personal door to the Rear Garden and a Utility Area located to the rear. With double glazing, underfloor heating in the Porch and gas heating to radiators.

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.

Extended link Detached 4 Bedroom family home

Sought after cul de sac

Outstanding open plan Kitchen Dining Family Room with bi fold doors

Generous Rear Garden

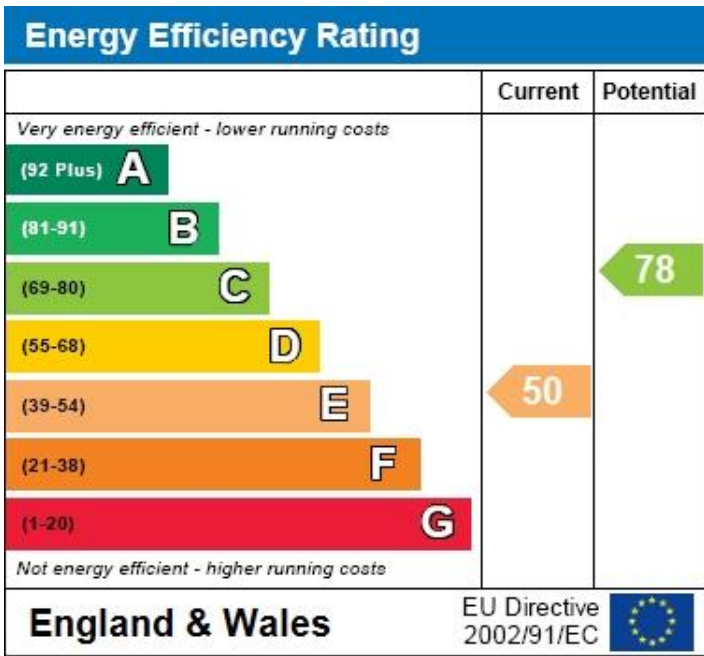
Garden Office

Kitchen Dining Family Room. Play Room / Bedroom 4. Lounge

First floor Family Bathroom

Driveway. Garage with Utility Area

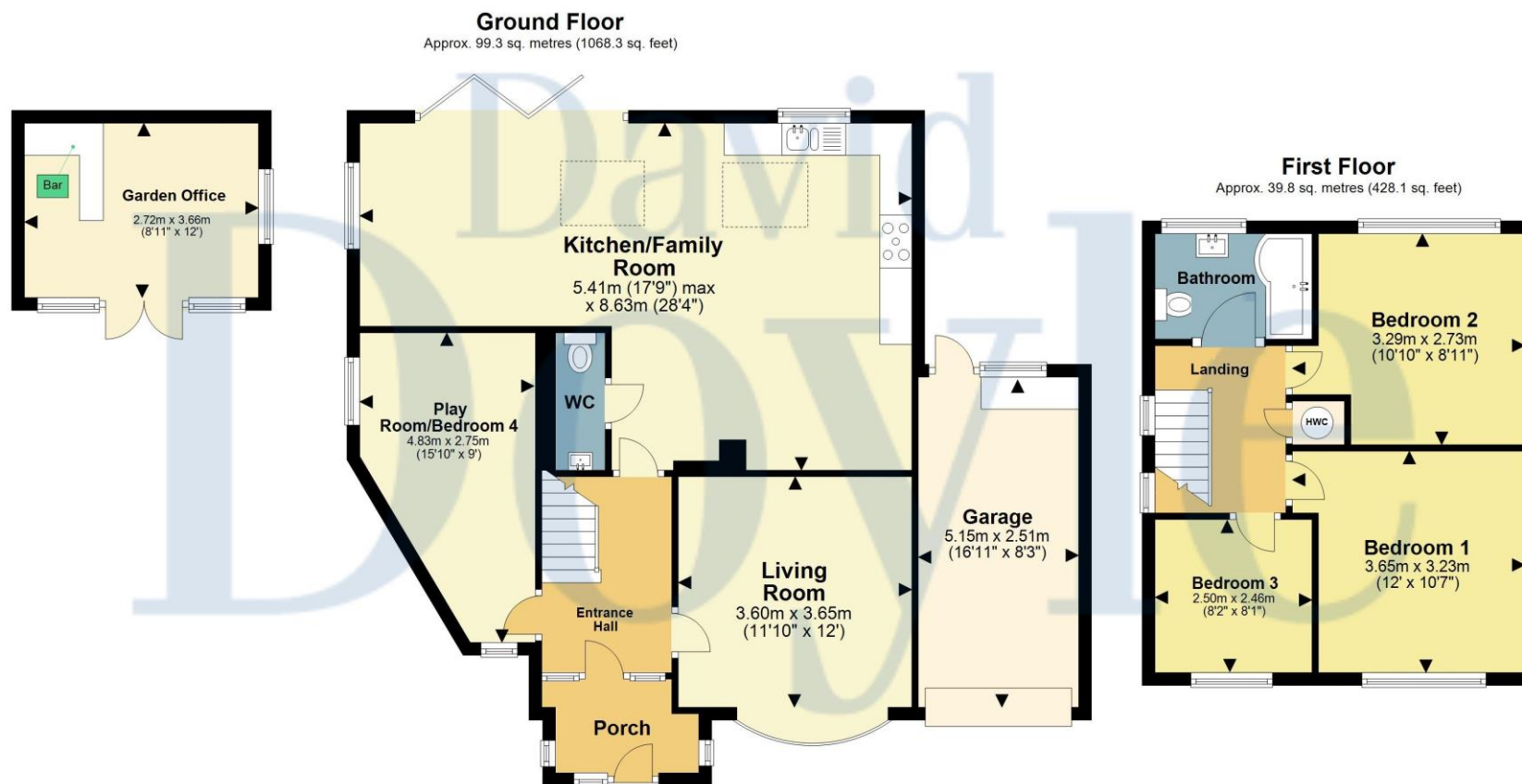
VIEWING HIGHLY RECOMMENDED



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



Total area: approx. 139.0 sq. metres (1496.5 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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