

David Doyle

 **MAYFAIR**
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**111 Lawn Lane
Hemel Hempstead
HP3 9HS**

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Guide Price £525,000 Freehold



This superbly presented 4 double bedroom semi detached family home has been beautifully refurbished and boast both a family Bathroom and Shower Room. The property is finished to a high standard throughout and is conveniently located for local shops, schools, amenities and main line station with links to London Euston. The property is arranged with a generous Lounge and an open plan Kitchen Dining Room with a pair of double glazed French doors opening on to the rear garden. The ground floor is completed with a Bedroom with a built in wardrobe, refitted shower room and the welcoming Entrance Hall with stairs leading to the first floor. On the first floor you will find three further Bedrooms, two with built in wardrobes and the other with access to eaves storage. The first floor is completed with a refitted Family Bathroom and a useful storage area. Externally the property benefits from a double width driveway providing excellent off road parking facilities and a pleasantly private rear garden arranged with a patio seating area otherwise laid to lawn with herbaceous borders, fenced boundaries and a garden shed.

The property benefits from double glazing, recently replaced gas boiler and a water softener. 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.

Semi Detached family home

Four bedrooms

Bathroom & shower room

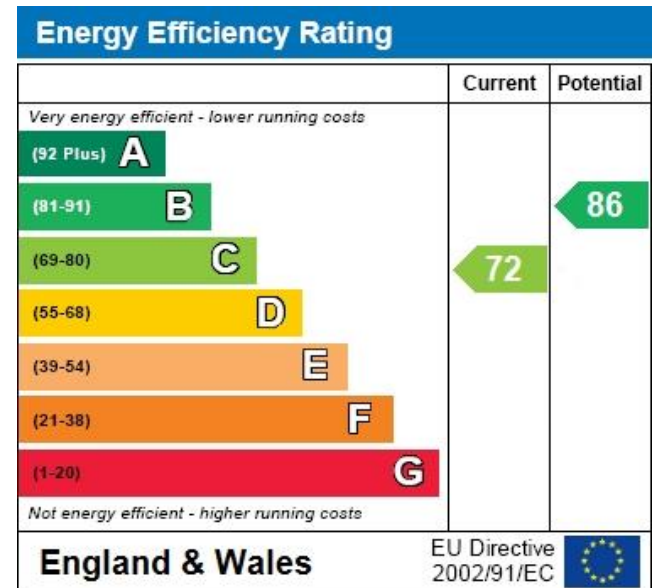
Open Plan kitchen dining room

Double width driveway

Private rear garden

Double glazing and gas central heating

Viewing a must



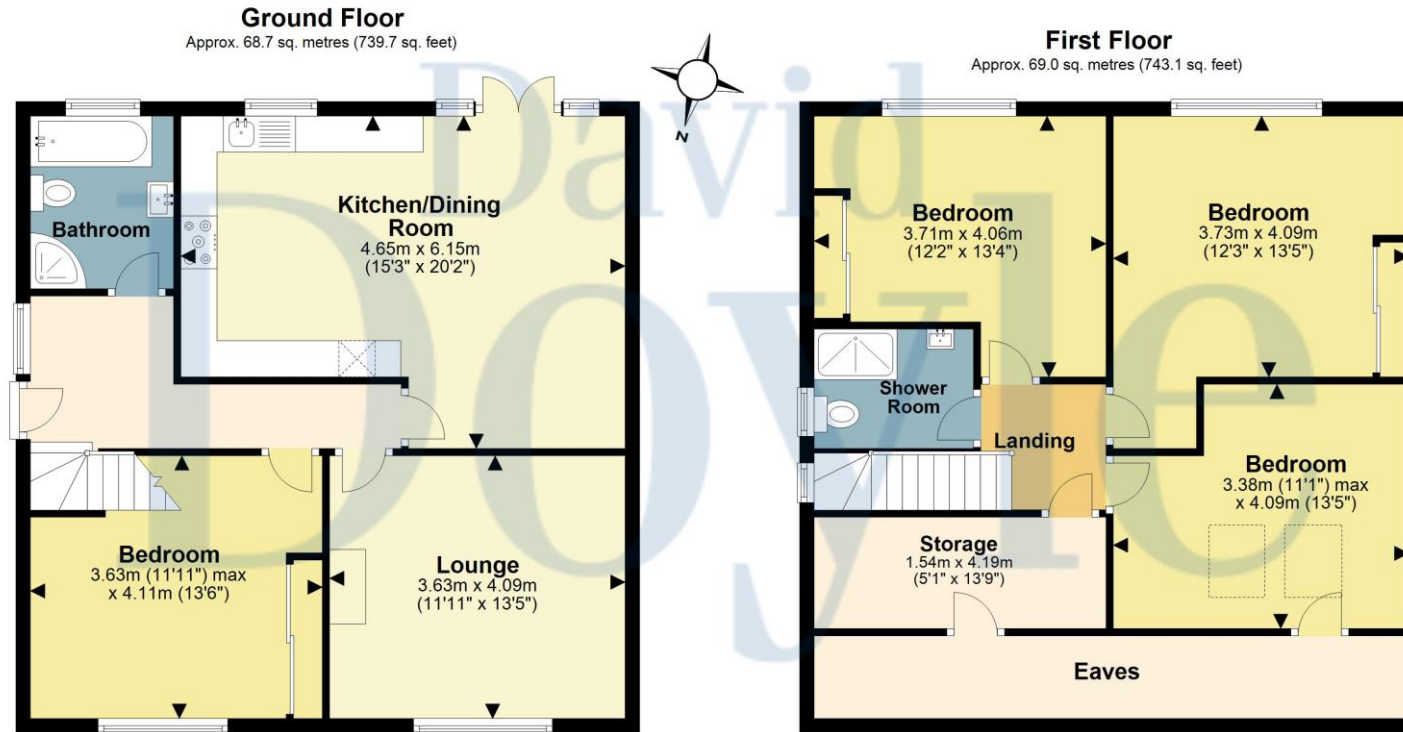
**David
Doyle**

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



Total area: approx. 137.8 sq. metres (1482.8 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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