

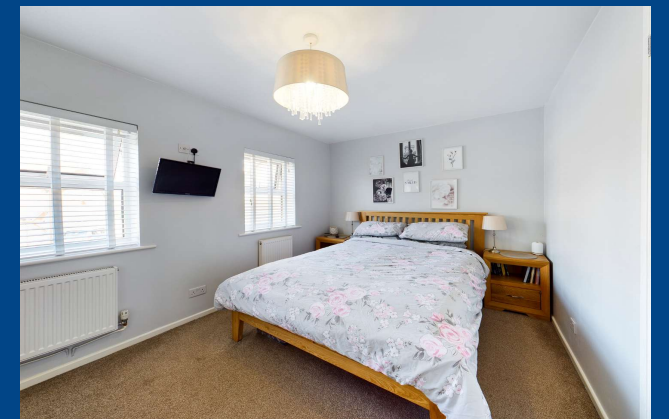
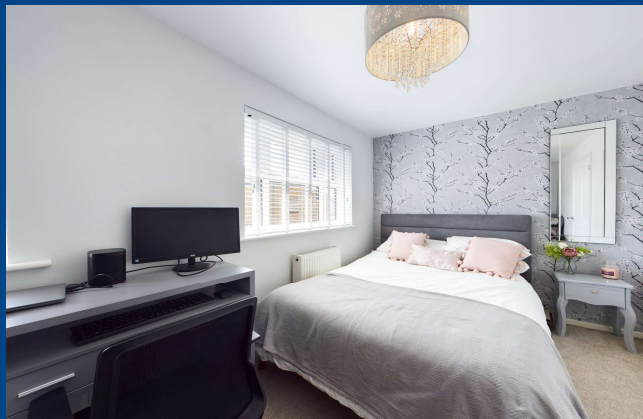
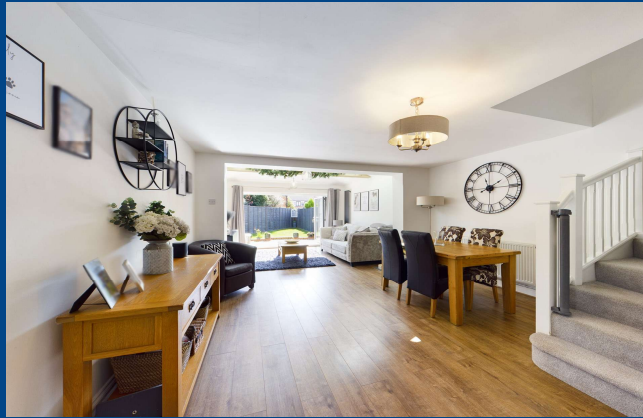
# David Doyle

 **MAYFAIR**  
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**33 Autumn Glades  
Hemel Hempstead  
HP3 8UB**





**\*\*OPEN DAY 2nd APRIL\*\*** David Doyle are delighted to present to The Sales Market this exceptional and rarely available Extended Two Double Bedroom situated on this exclusive Leverstock Green development conveniently located for local shops, schools and travel links to the M1 and M25. This spacious and well planned property has been updated by the current owners to offer larger than average Ground floor accommodation and is beautifully decorated throughout. The accommodation comprises an entrance hall with doors to the Guest Cloakroom, a well proportioned fitted kitchen offering a range of wall and base units and coordinating work surfaces and a magnificent living/dining room offering flexible living space and bi fold doors opening to the rear garden. To the first floor is a landing with doors to Two excellent Double bedrooms, both with fitted wardrobes and a contemporary family bathroom fitted in a white suite with chrome sanitary ware and bespoke storage cupboards. Also accessed from the landing is the generous part boarded loft.

Externally, the rear garden is a particular feature of the property being southerly facing, pleasantly private and arranged with a patio seating area leading to a lawn with fenced boundaries and side access to the front of the property which boasts a Driveway and a Garage located in a nearby block. Offered in tasteful order throughout and with the benefits of Double Glazing and Gas Central Heating, an appointment to view is a must to appreciate this impeccable property.

Leverstock Green 'village' has its own Village Green and cricket club, Village Hall, range of village shops and public houses and the Holy Trinity Church. The fashionable City of St Albans is but a short drive/bus journey away with its wonderful range of shops, amenities, restaurants and its excellent rail services to St Pancras (approx. 20 minutes). The M1/M25 access points are also close at hand.

**Extended to the Ground Floor**

**Two Double Bedrooms**

**Driveway & Garage**

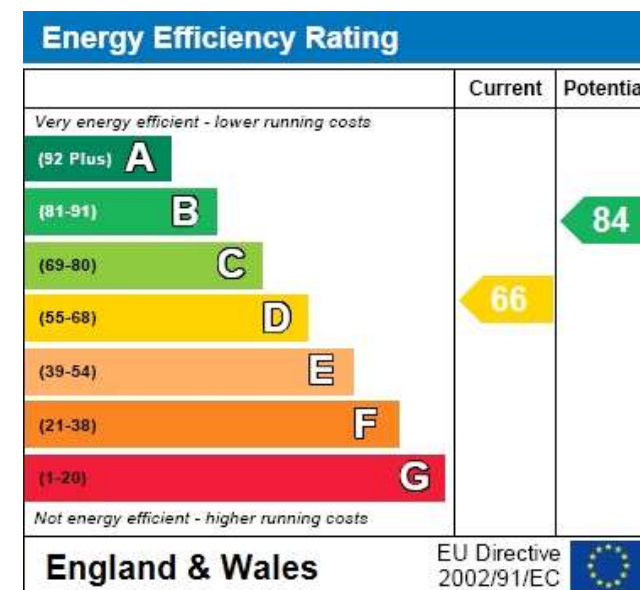
**Immaculate Decor Throughout**

**Southerly Facing garden**

**Open Plan Living**

**Bi Fold Doors**

**Call To View**



**David  
Doyle**

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



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