

David Doyle

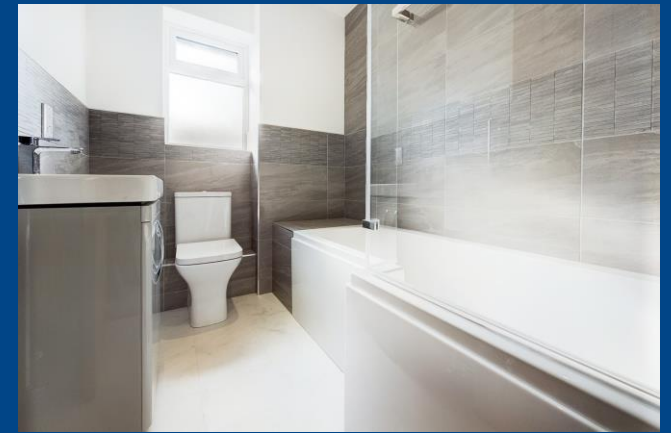
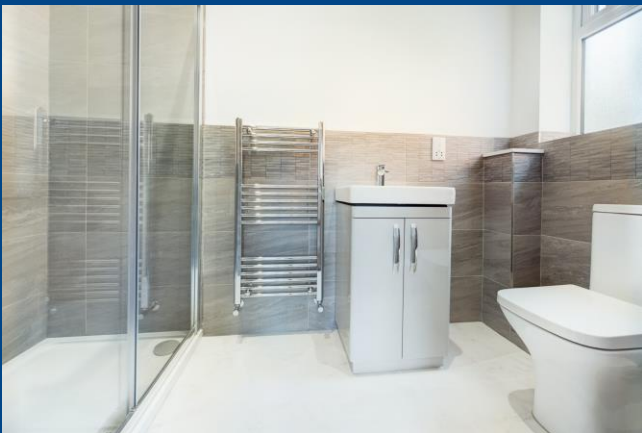
 **MAYFAIR**
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**2 Eleanor Close
South Park Gardens
Berkhamsted
HP4 1HZ**

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Guide Price £925,000 Freehold



This beautifully designed 4 Bedroom detached executive home is finished to a high standard throughout and is situated in this highly sought after area of Berkhamsted. The property offers flexible accommodation throughout with the ground floor comprises an impressive open plan Kitchen Dining Room with a made to measure shaker style Kitchen with integrated appliances and a pair of French Doors opening on to the landscaped rear Garden, while the Lounge benefits from a bay window. The ground floor is completed with a Study, Guest Cloak Room and a Utility Room. The first floor offers four good sized Bedrooms, the Master Bedroom benefits from a luxuriously fitted Ensuite Shower

Room while the first floor also benefits from a luxuriously fitted Bathroom. Externally the property has a landscaped rear Garden with a raised Patio seating area, otherwise laid to lawn with fenced boundaries. The Garage has power and lighting along with a Driveway providing off road parking facilities. This property also benefits from underfloor heating to the ground floor and radiators to the first floor, brushed chrome switches/sockets to all downstairs areas, Light Oak doors throughout and Light Oak with Glass staircase, finally floor coverings to be mixture of carpet and Karndean flooring.

The property is conveniently situated for beautiful open countryside, excellent local schooling and the Main Line

Railway Station serving London Euston. Berkhamsted is a historic and fashionable market town with a fine range of excellent shopping, sporting and educational facilities. The renowned Art Deco Rex Cinema is here as are an excellent range of restaurants and coffee shops.

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



Total area: approx. 163.9 sq. metres (1763.7 sq. feet)

This floor plan is not to scale and is to be used for layout guidance only, whilst every care is taken in the preparation of this plan any measurements should NOT be relied upon, please check all dimensions and shapes before making any decisions reliant upon them. Windows and door openings are approximate.
Plan produced using PlanUp.

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