

David  
**Doyle**

 **MAYFAIR**  
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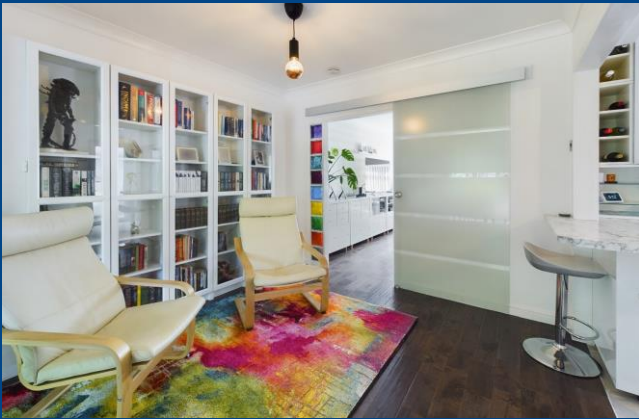


**40 Manscroft Road  
Hemel Hempstead  
Hertfordshire  
HP1 3HX**

**Price £535,000** Freehold

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This stunning 4 Bedroom Semi Detached family home is beautifully presented throughout and offers stylish and flexible accommodation. The extended ground floor accommodation comprises a generous Lounge, semi open plan Kitchen Dining Room, a downstairs Bedroom with an Ensuite and a Utility Area accessed via a covered side area, that the vendors currently use as an additional seating area. The Kitchen has been refitted to a high standard with a range of matching high gloss wall and floor mounted units, integrated hob with an extractor hood over, integrated double oven, space for an American fridge freezer and a single bowl sink unit with a mixer tap that also provides instant boiling hot water. The first floor boasts 3 further Bedrooms and a luxuriously fitted Family Bathroom. The Family Bathroom is fitted in white with chrome fittings and comprises a spa bath with a shower attachment, a wall hung vanity unit with his and hers sinks and a low level WC. Externally you will find a full width Driveway and a Garage located to the rear of the property. An outstanding feature of this property is its pleasantly

private Rear Garden. The Rear Garden has been landscaped with a generous 'Indian sandstone' patio, a further decked seating area, variegated raised herbaceous borders, garden pond, an area laid with lawn, fenced boundaries and gated rear access. With double glazing, gas heating to radiators, smart light switches and hive heating system this property comes **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.

Stylish 4 Bedroom semi detached family home

Sought after location

Extended ground floor accommodation

Generous Lounge

Semi open plan Kitchen Dining Room

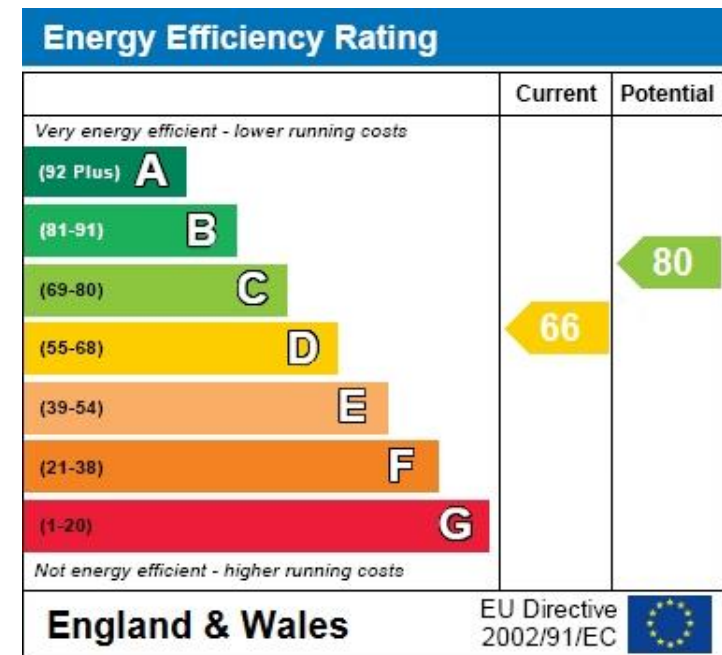
Ground floor Bedroom with an Ensuite Shower

Luxuriously refitted first floor Bathroom

Driveway. Garage

Landscaped Rear Garden

VIEWING HIGHLY RECOMMENDED



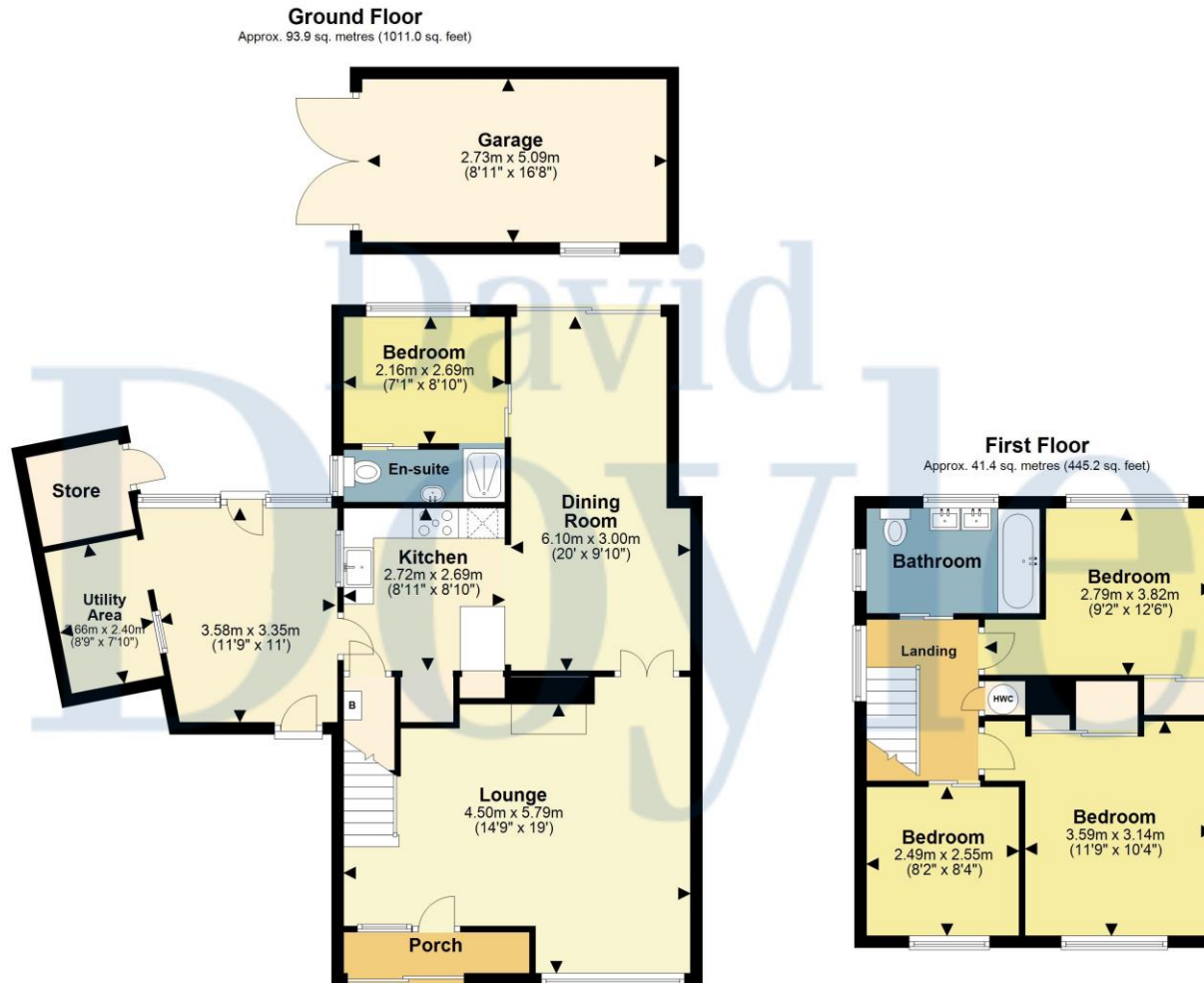
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Call **01442 248671** to arrange a viewing or register an interest



Total area: approx. 135.3 sq. metres (1456.3 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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