

# David Doyle

 **MAYFAIR**  
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**Offers Over £525,000** Freehold





This absolutely stunning 4 Bedroom property has been beautifully refurbished and extended by the current vendors. The property offer spacious and flexible accommodation with an outstanding outside entertaining space. The ground floor has a generous Lounge with Oak flooring and made to measure storage unit and entertainment area, while the Kitchen Dining Room is fitted to a high standard with Amtico flooring and Underfloor heating. The Kitchen is fitted with a range of matching high gloss wall and floor mounted units, Quartz work surfaces and a matching Island Unit with a breakfast bar area and a warming light over. The Kitchen benefits from a range of integrated appliances including two ovens, coffee machine, microwave oven, dishwasher and a washer dryer. You also have space and plumbing for an American fridge freezer. The first floor has 3 Bedrooms and a family bathroom all accessed from the Landing that has a useful Study Area with fitted furniture. All the Bedrooms on the first floor have built in or fitted wardrobes while two rooms also have fitted bedsteads. The Family Bathroom is fitted in a contemporary style in white with chrome fitting. The Master Bedroom has feature panelling to one wall, bespoke fitted wardrobes and drawers. The Ensuite Shower

Room is luxuriously fitted in white with chrome fittings and an Aqualisa walk in digital shower. Externally both Front and Rear Gardens are arranged with low maintenance in mind. The Rear Garden offers a fantastic outside entertainment area with an Indian Sandstone patio seating area, cover BBQ area with fitted Quartz work surface and a Bar / Gym with power and lighting. **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.

**Stunning 4 Bedroom with Ensuite to Master**

**Beautiful Kitchen Dining Room**

**Generous Lounge**

**Luxurious Family Bathroom**

**Bespoke fitted storage**

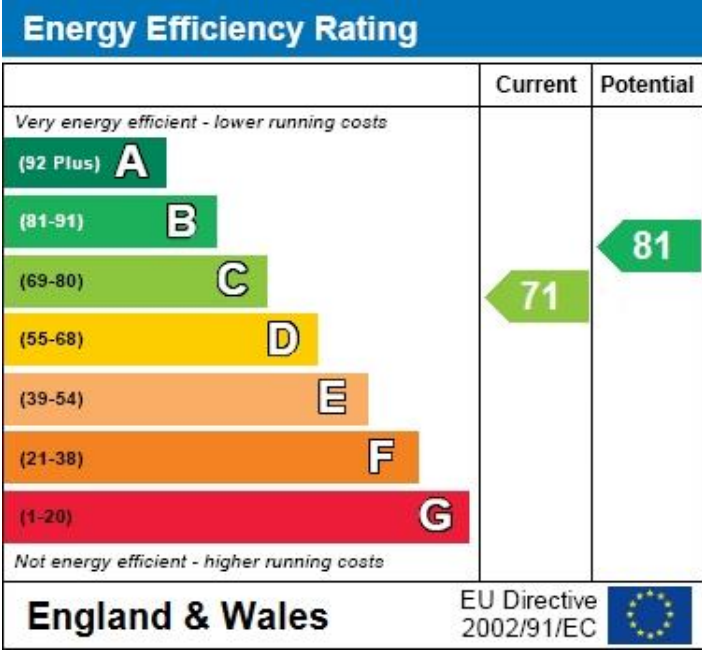
**Garden Gym / Bar**

**Covered BBQ area**

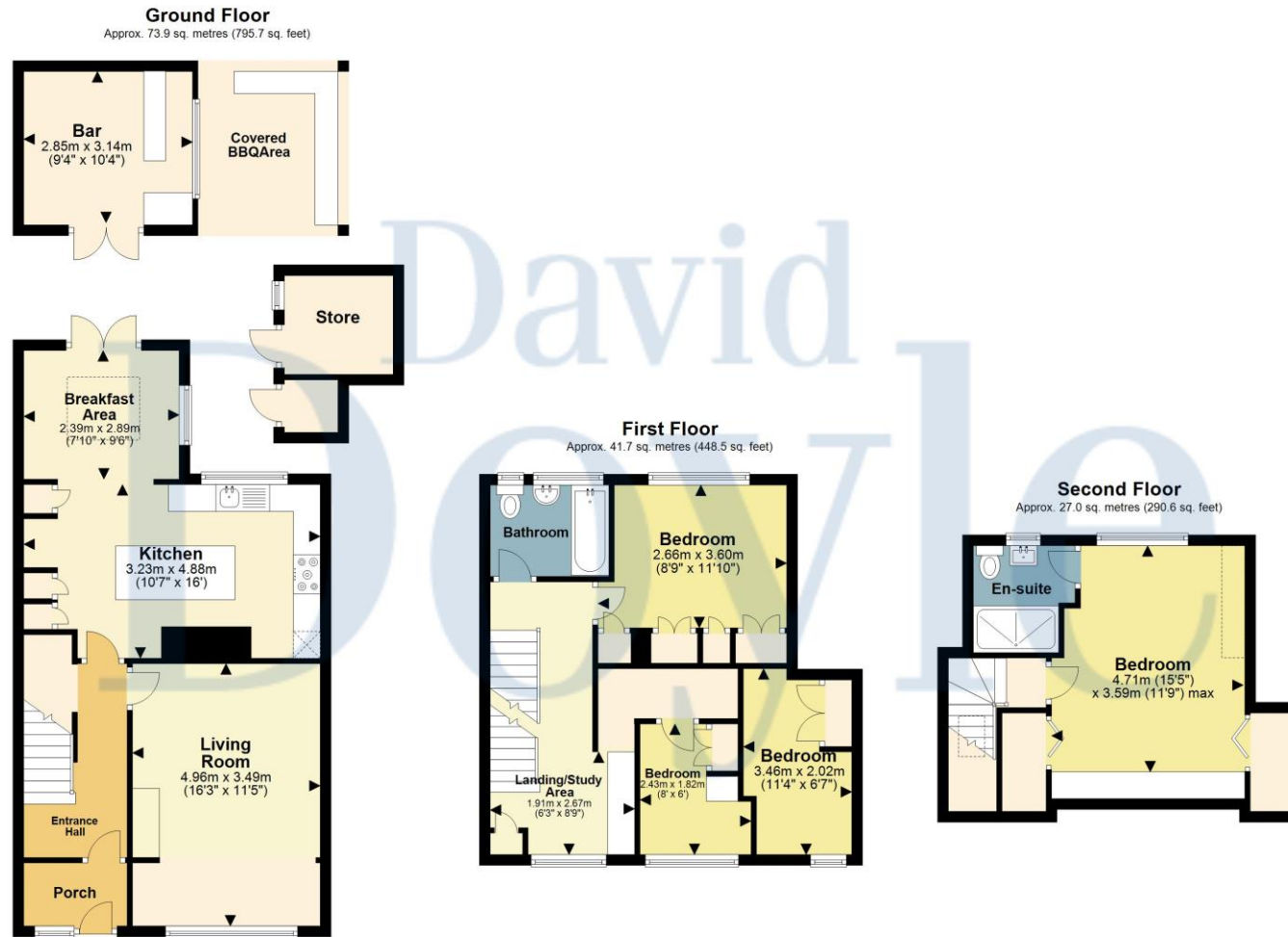
**Low maintenance Rear Garden**

**Double glazing**

**Gas heating to radiators**



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



Total area: approx. 142.6 sq. metres (1534.8 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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