

# David Doyle

 **MAYFAIR**  
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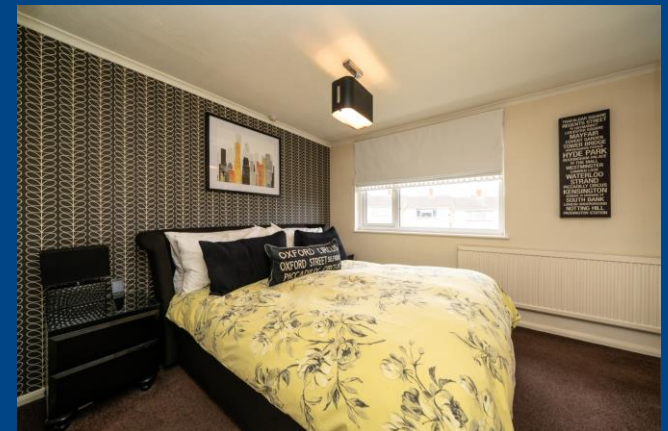


**67 Crabtree Lane,  
Hemel Hempstead  
HP3 9EL**

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**Offers in Excess of £575,000**

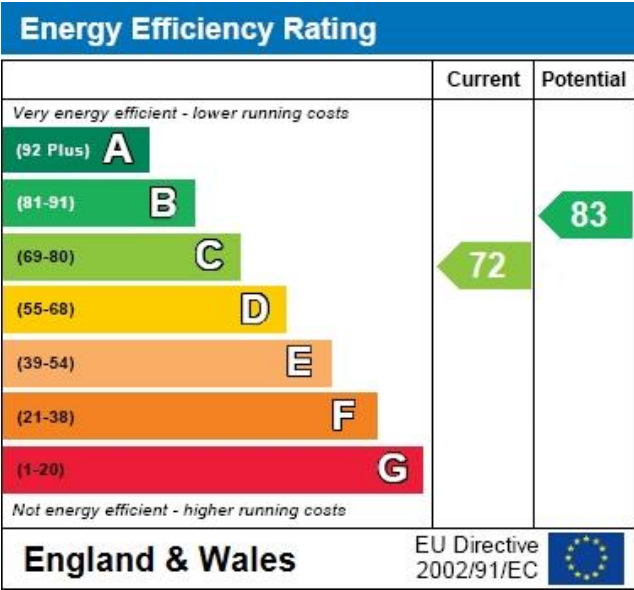




David Doyle are delighted to offer to the sales market this truly exceptional three double bedroom family home with driveway situated in this popular residential area close to excellent amenities and within the catchment for highly regarded schooling. The property has been extended and reconfigured by the current owners to offer stylish and flexible accommodation. This comprises an entrance hall with a full length window opening to the beautiful study area to the left and in to the hallway with a door to a very useful utility room housing the wall mounted boiler, wall and base units offering storage, space and plumbing for white goods and a separate door to the guest cloakroom. Also accessed from the hallway is the fully integrated refitted kitchen offering a bespoke range of wall and base units, an integrated `AEG` oven and hob and further `Neff` and `Bosch` appliances, attractive coordinating wood effect work surfaces, up stands and part tiled walls. Finishing the ground floor accommodation is the impressive living room offering versatile space and leading to the `Orangery`, currently used as the dining area

and offering dual aspect views of the rear garden. To the first floor is a spacious landing with access to the part boarded loft via a pull down ladder, an airing cupboard and doors to three double bedrooms, all of excellent size, bedroom two with fitted wardrobes and the master suite arranged with a range of fitted wardrobes and leading to a stunning dressing area and en suite shower room fitted in white with a walk in shower, fully tiled walls and a `Royo Bath` sink. Completing the first floor is the contemporary family bathroom fitted with a white suite, fully tiled walls and `Zebrano` fittings. Externally, the rear garden is south facing, private and attractively arranged with a patio seating area leading to lawn with mature plant borders, fenced boundaries to the side, walled boundaries to the planting/allotment area and a shed to the gardens end. To the front of the property is a driveway providing excellent off street parking facilities. Offered in immaculate decorative order throughout, an appointment to view is essential to appreciate this lovely home.

- Three Double Bedroom Family Home
- Driveway
- Excellent Order Throughout
- Master with Dressing Room & En Suite
- Extended Living Accommodation
- Contemporary Kitchen & Bathroom
- Study & Guest Cloakroom
- South Facing Rear Garden
- `Hive` Heating System



David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.

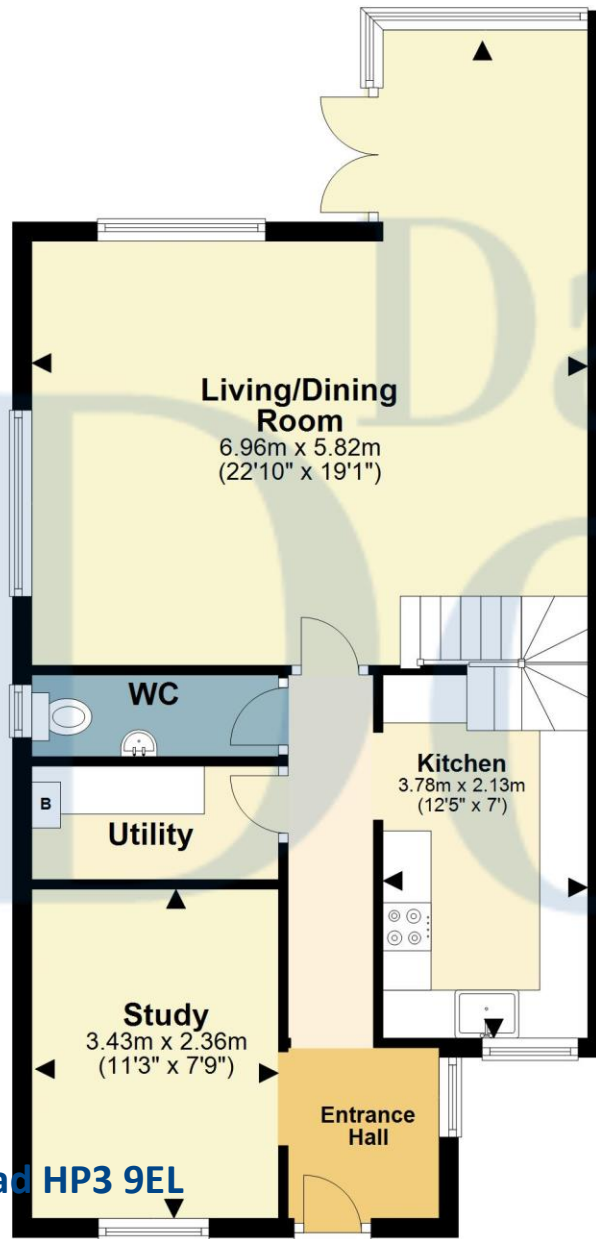




Call **01442 248671** to arrange a viewing or register an interest

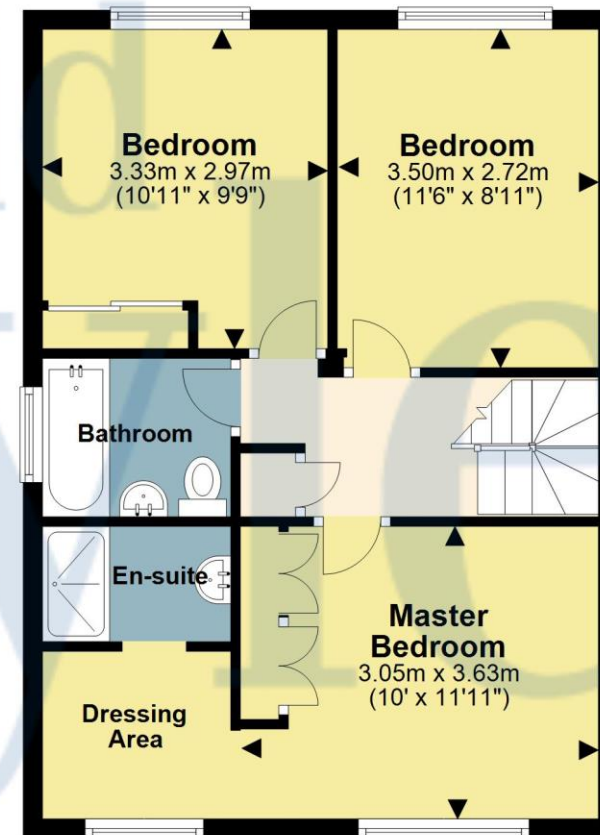
### Ground Floor

Approx. 60.5 sq. metres (650.8 sq. feet)



### First Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



**67 Crabtree Lane**  
**Hemel Hempstead HP3 9EL**

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Total area: approx. 109.6 sq. metres (1179.8 sq. feet)