

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**6 Strawberry Mews,
Hemel Hempstead,
Hertfordshire, HP2 4GY**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Guide Price £500,000 Freehold



David Doyle are delighted to offer to the sales market this delightful, modern, mews style property measuring approximately 1000 SQFT located on the highly desirable Kings Copse development in Leverstock Green. Accommodation includes an entrance hallway, downstairs w/c, luxurious 20ft kitchen/dining room, Spacious living room, Principal bedroom with built in wardrobes and an ensuite shower room, two further first floor bedrooms and a well appointed family bathroom. Externally the property has the added benefit of a gated car port and a pleasant, private rear garden. The property is offered in immaculate decorative order throughout and is priced to sell. Viewing Strongly Advised.

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.

Three Bedroom Mews Style Property

Gated Car Port

Close To Amenities & Travel Links

Attractive Rear Garden

Pristine Order Throughout

Ensuite To Master Bedroom

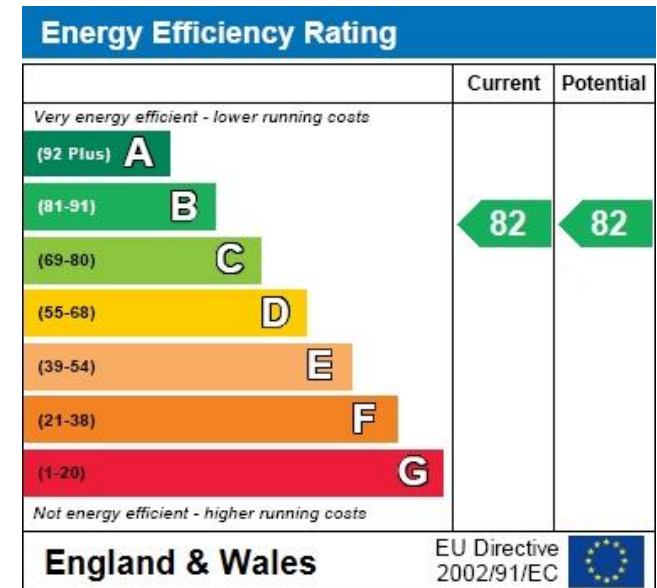
20ft Kitchen/Dining Room

Motivated Vendor

Viewing Advised

Council Tax Band E

Tenure - Freehold



David
Doyle

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.



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



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