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Price £425,000 Freehold



A beautifully presented three bedroom Grade Two Listed Farmhouse which was redeveloped in 2000, located in this private gated development, with two designated parking spaces to the front of the house. This property offer a spacious living accommodation with period features, including an Inglenook fireplace and beams, modern Kitchen and a Guest Cloak Room. On the first floor there is a family Bathroom and three good sized Bedrooms one of which is presently being used as an office. The private courtyard is owed by the residents and there is a management committee that oversee the maintenance including regular gardeners. It is situation off Cupid Green Lane which follows round to farm land and countryside and this is a pleasantly private and secluded development while being conveniently located for local amenities. with a generous Rear Garden with a number of Outbuilding that have a power supply, including an insulated workshop. This property offers scope to extend STNC.

Entrance Hall

Spacious Cloakroom and an understairs storage cupboard.

The Lounge Dining Room is dual aspect with windows to both the front and rear aspects, an Inglenook Fireplace and feature Beams.

The Kitchen with a range of wall and floor mounted units, colour coordinated work surfaces and a Breakfast Bar, built in oven, hob, Fisher Paykel dishwasher, washing machine and fridge. The stable style back door leads out into a porch which has some storage cupboards and shelves and provides access to the garden.

Guest Cloak Rooms with underfloor heating.

Stairs and Landing have beamed ceilings and Farmhouse features.

Bedroom One - overlooking the Rear Garden and has a large featured beam.

Bedroom Two - presently an office and also overlooking the Rear Garden.

Bedroom Three – Is to the front of the house and has a large feature beam.

Bathroom – fitted in white with chrome fittings.

Airing Cupboard – recently refitted combi boiler and shelving.

Outside

Rear Garden – This extensive low maintenance Garden has been designed into three areas. The garden nearest the house has soft flooring and a small shed with electricity where presently the freezers are and also used to store garden furniture. There is a ramp up to the second area which is decked with a grass finish and an insulated workshop with power. The third area is the corner of the L which is presently used as a pets corner but has in the past been a lovely area to entertain in the late afternoon / evening. It has trellis work to the front and a covered pergola in the corner and is private due to the trees and shrubs that surround it. There is an outside tap and electrical point for use in the garden and because of the size of the garden you can follow the sun around all day.

Front Garden – Has some well-established plants and to the side there is a storage shed with a tap, there is also an electric point on the wall outside.

Notes - We have been informed by the vendors that they pay £20 per month charge to the Management Company towards the maintenance of the court yard area and gardens to the front of the property.

Allocated Parking – Parking is privately owned as part of the house and are allocated directly in front of the farmhouse.

Beautifully 3 Bedroom Cottage on a private gated development

Close to the countryside and local amenities

Retain a wealth or period features

Dual aspect Lounge Dining Room with a feature fireplace

Fitted Kitchen

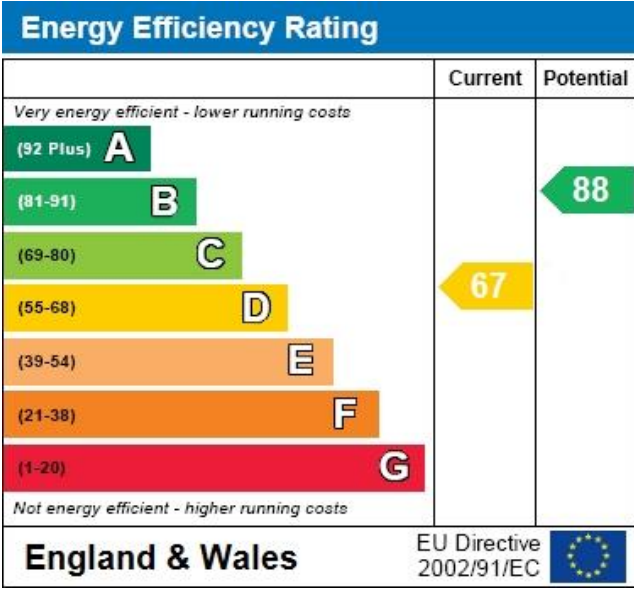
First floor Bathroom

Downstairs Guest Cloak Room

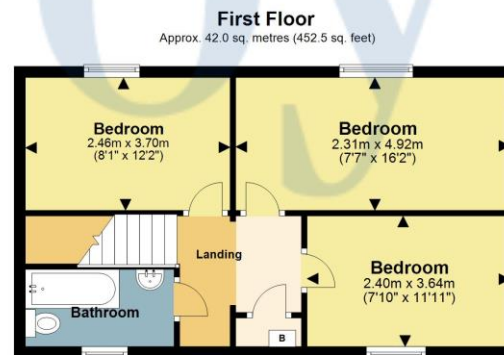
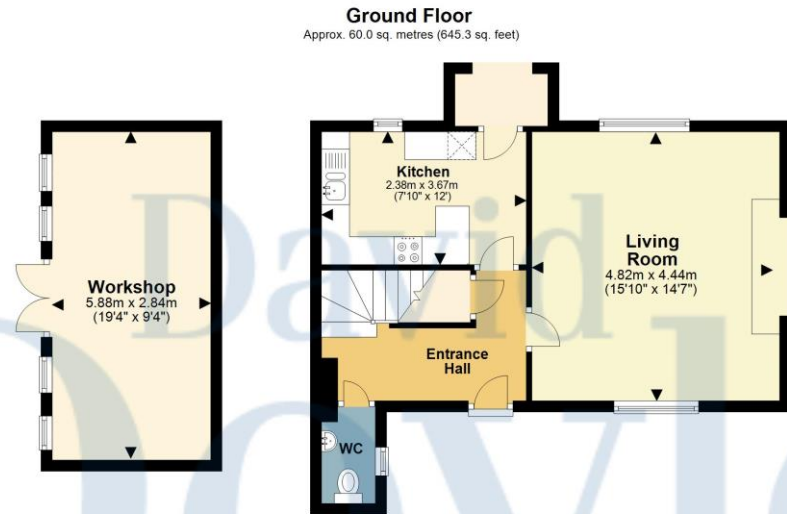
Generous Rear Garden

Two Allocated Parking Spaces

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.



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



Total area: approx. 102.0 sq. metres (1097.8 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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