

# David Doyle

 **MAYFAIR**  
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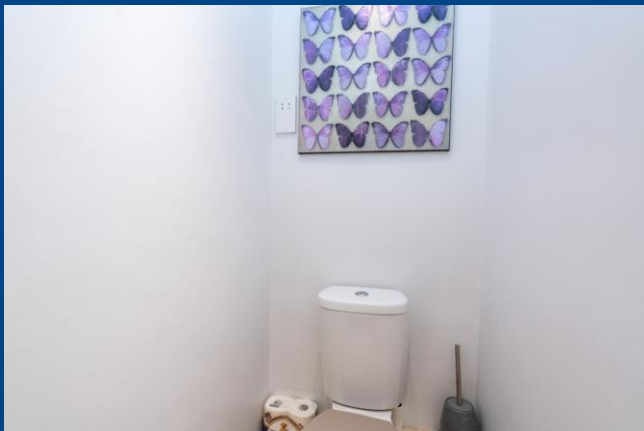
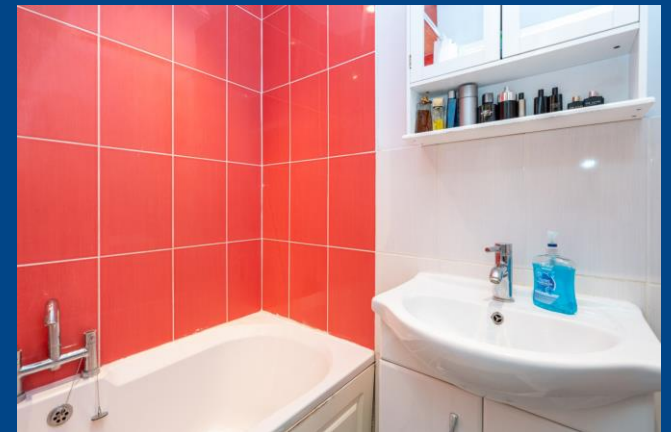


**1 Wood End Close  
Hemel Hempstead  
HP2 4QA**

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

**OIEO £325,000** Freehold





David Doyle are delighted to offer to the Sales Market this excellent two bedroom freehold property with a garden and allocated parking conveniently located for Maylands Avenue and with great access to amenities and Motorway links. The accommodation comprises an entrance hall with a door to a recently refitted kitchen with a range of wall and base units, coordinating wood effect work surfaces, an integrated oven and hob and space and plumbing for white goods. Also accessed from the hallway is the spacious lounge/dining room with quality laminate flooring, stairs to the first floor and patio doors opening to the rear garden. To the first floor is a landing offering access to the part boarded loft and doors to two bedrooms, the master being of particularly impressive size and a fully tiled bathroom fitted with a white suite and a separate wc. Externally, the rear garden is a particular feature of the property being well arranged with a seating area and shingled path leading to the gardens end, otherwise mainly laid to

lawn with herbaceous borders, a shed,fenced boundaries and gated rear access. To the front of the property is an allocated parking space. Offered in very good order throughout and with the potential to extend subject to the necessary planning consents, an internal viewing is much advised to appreciate this lovely home.

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.

Two Bedroom Home

Freehold

Garden

Parking

Excellent Condition Throughout

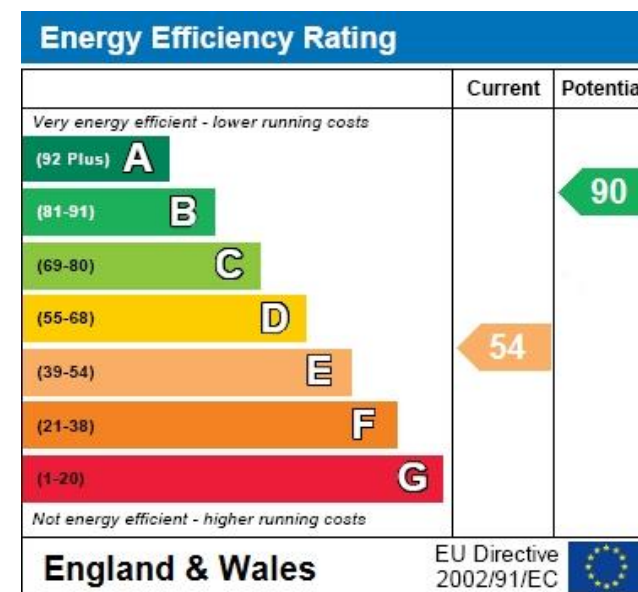
Cul de sac Situation

Close to Excellent Amenities

Recently Refitted Kitchen

Large Master Bedroom

Call To View



David  
Doyle

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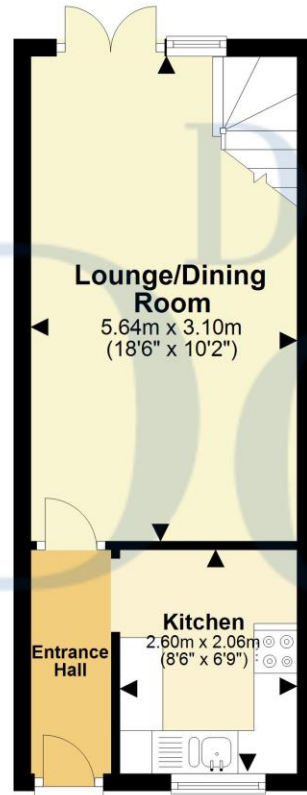


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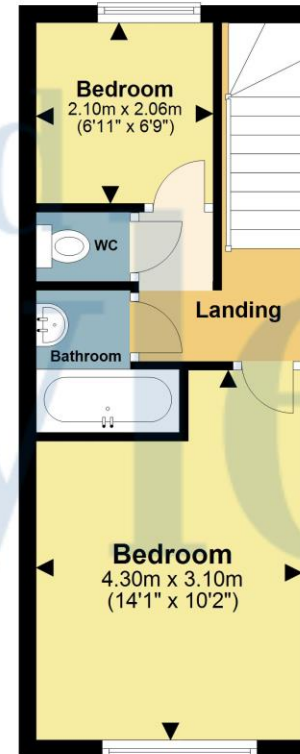


Call **01442 248671** to arrange a viewing or register an interest

**Ground Floor**  
Approx. 25.8 sq. metres (278.1 sq. feet)



**First Floor**  
Approx. 25.8 sq. metres (278.1 sq. feet)



Total area: approx. 51.7 sq. metres (556.3 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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**Hemel Hempstead HP2 4QA**



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