

David Doyle

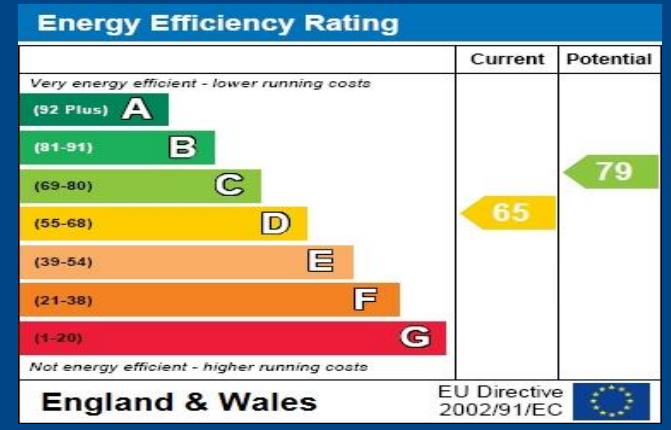
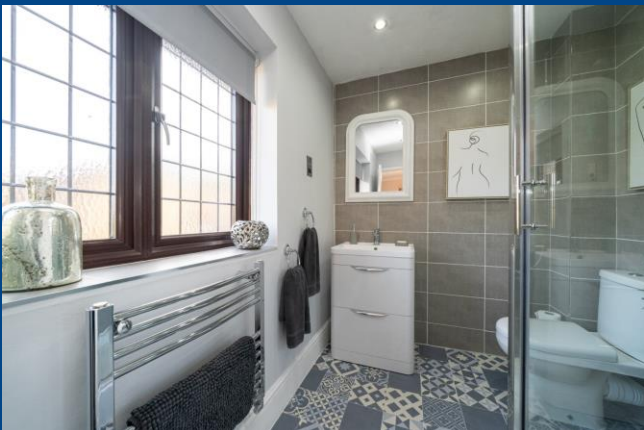
 **MAYFAIR**
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**36 Hunters Oak
Hemel Hempstead
Hertfordshire
HP2 7SW**

Price £650,000 Freehold

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



This superbly presented 4 Bedroom Detached family home is located in this highly sought after area offering convenient access to local shops, amenities, sought after schooling while both St Albans and Harpenden are close at hand. The property offers will arranged and beautifully presented accommodation throughout. Lounge. Dining Room. Conservatory. Fitted Kitchen with integrated appliances. Family Room / Study. Master bedroom with a walk in wardrobe and Ensuite Shower Room. First floor family Bathroom. Downstairs Guest Cloak Room. Pleasantly private Rear Garden. Driveway. Garage. Viewing is a MUST.

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.

STORM PORCH

Double glazed door to:-

ENTRANCE HALL

Stairs to first floor. Cloaks cupboard. Oak flooring. Radiator. Coving. Doors to:-

CLOAKROOM

Refitted in white with chrome fittings and comprising of a vanity unit with wash hand basin, mixer tap, storage under a low level WC. Radiator. Tiled flooring. Double glazed window to front aspect.

LOUNGE

Double glazed window to front aspect. Feature electric fire place. Oak flooring. Radiator. Coving. Archway to:-

DINING ROOM

Oak flooring. Radiator. Coving. Fitted shutters opening into:-

CONSERVATORY

Triple aspect with double glazed windows to both sides and rear aspect. Impressive vaulted ceiling. Pair of double glazed French doors opening onto the rear garden's seating area.

FAMILY ROOM/STUDY

Pair of double glazed French doors opening onto the rear garden's patio seating area. Range of fitted storage units. Contemporary wall mounted radiator. Recessed ceiling lighting. Coving. Personal door to the garage.

KITCHEN

Refitted with a single bowl single drainer stainless steel sink unit with mixer tap and a range of shaker style wall and floor mounted units comprising of both cupboards and drawers with the benefit of matching cornices, pelmets and plinths, and pan drawers. Wooden work surfaces and colour co-ordinated part tiled walls. Integrated double over with an integrated 5 burner gas hob with an extractor hood over. Integrated dishwasher and BOSCH automatic washing machine. Integrated fridge. Chrome recessed ceiling lighting. Double glazed window to rear aspect.

FIRST FLOOR

LANDING

Access to boarded loft space with lighting via a pull down loft ladder. Doors to:-

MASTER BEDROOM

Double glazed window to front aspect. Walk in wardrobe with a radiator. Radiator. Coving. Door to:-

ENSUITE SHOWER ROOM

Refitted in white with chrome fittings and comprising of an enclosed shower cubicle with power shower and fitted doors. Contemporary wash hand basin with mixer tap and low level WC. Colour co-ordinated part tiled walls with decorative

border tiling. Chrome recessed ceiling lighting. Radiator. Shelled airing cupboard. Double glazed window to front aspect.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Coving.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

BEDROOM 4

Double glazed window to rear aspect. Shelled storage cupboard. Radiator.

BATHROOM

Refitted in white with chrome fittings and comprising panelled bath with mixer tap and power shower attachment over bath with fitted shower screen, pedestal wash hand basin with mixer tap and low level WC. Colour co-ordinated tiled walls and flooring. Chrome recessed ceiling lighting. Radiator. Shaver point. Double glazed window to side aspect.

OUTSIDE

DOUBLE WIDTH BRICK BLOCK DRIVEWAY

Providing excellent off road parking facilities.

GARAGE

Electric garage door. Power and lighting. Range of matching wall and floor mounted units comprising both cupboards and drawers. Work surfaces with space under for a tumble dryer. Wall mounted gas boiler. Eaves storage.

FRONT GARDEN

REAR GARDEN

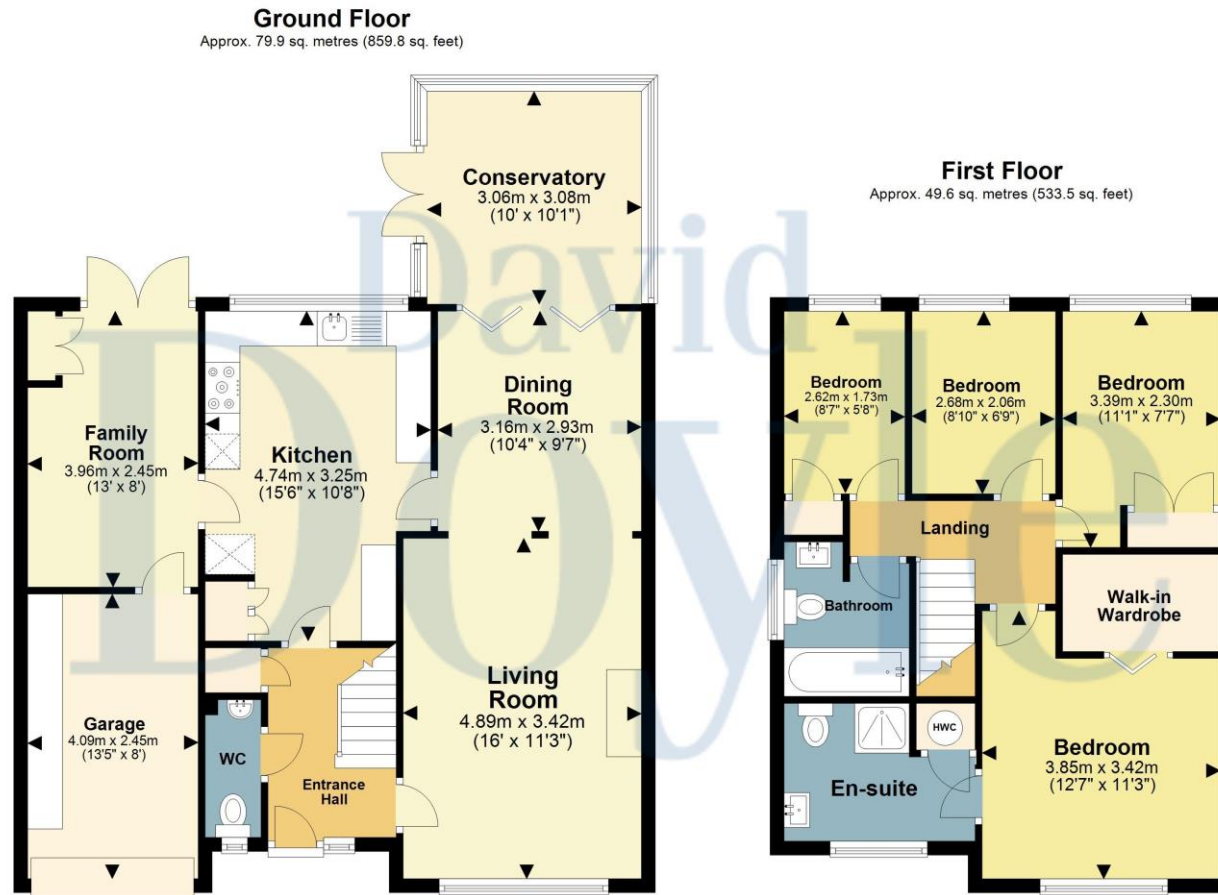
Pleasantly private and well arranged with two patio seating areas, otherwise mainly laid to lawn with variegated herbaceous borders. Fenced boundaries. Garden shed/workshop with power and lighting. Canopy. Outside tap. Outside light.

David
Doyle

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



Total area: approx. 129.4 sq. metres (1393.3 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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Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
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