

# David Doyle

 **MAYFAIR**  
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**23 Butterfly Crescent  
Nash Mills  
Hemel Hempstead  
HP3 9GS**

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**Offers Over £450,000** Freehold





This beautifully presented 3 Bedroom family home is situated on this popular modern development and conveniently located for local shops, schools, amenities, Grand Union Canal, Apsley Lock Marina, Motorway networks and main line station with links to London Euston. The property offers well proportioned accommodation with a Lounge Dining Room with a feature mirror wall and a double glazed doors offering access to the Rear Garden, Kitchen Breakfast Room with integrated appliances and Granite work surfaces. The ground floor is completed by a welcoming Entrance Hall with stairs leading to the first floor and a Guest Cloak Room. The first floor boasts 3 Bedrooms, one with an Ensuite Shower Room, another with an impressive vaulted ceiling and finally a family Bathroom. Externally the property benefits from a landscaped Rear Garden and a good sized allocated parking space. **VIEWING IS A MUST. Call NOW to arrange an early viewing.**

Nash Mills is a favoured residential area with a selection of shops and other amenities. Not so far from beautiful open countryside it is convenient for the mainline railway station (serving London Euston) and the M1/M25 access points.

**Beautifully presented 3 Bedroom home**

**Located on a sought after modern development**

**Close to local amenities and Apsley main line station**

**Lounge Dining Room**

**Kitchen Breakfast Room with integrated appliances**

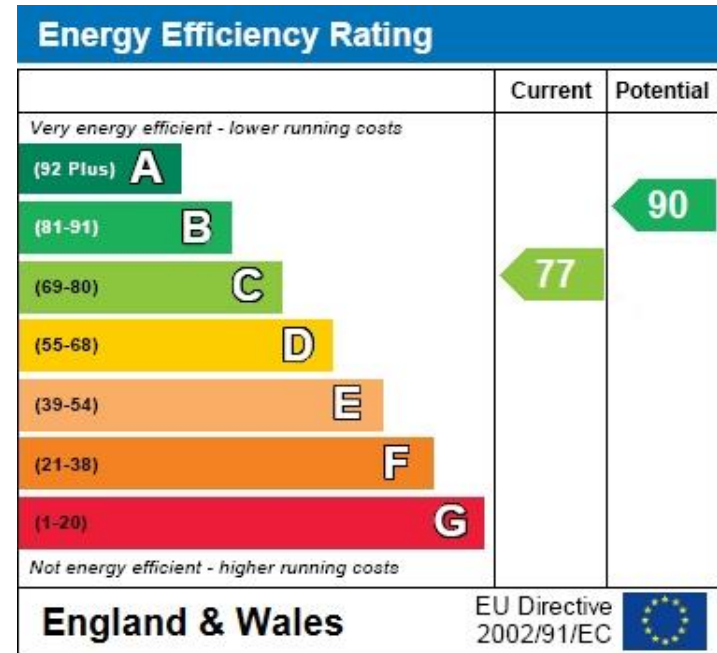
**Guest Cloak Room**

**First floor family Bathroom**

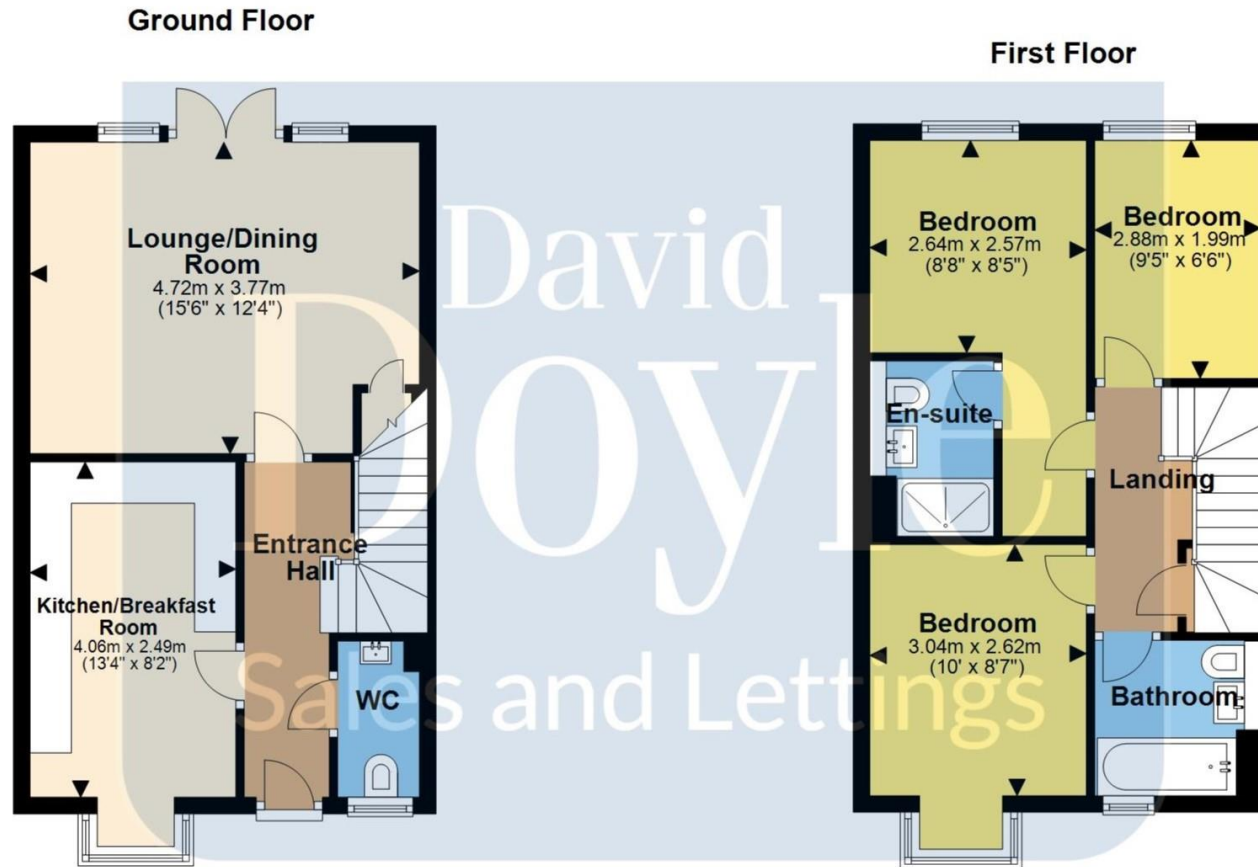
**Bedroom with Ensuite Shower Room**

**Rear Garden**

**Allocated Parking**



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



Total area: approx. 75.3 sq. metres (810.1 sq. feet)

This floor plan is not to scale and is to be used for layout guidance only, whilst every care is taken in the preparation of this plan any measurements should NOT be relied upon, please check all dimensions and shapes before making any decisions reliant upon them. Windows and door openings are approximate.  
Plan produced using PlanUp.

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