

# David Doyle

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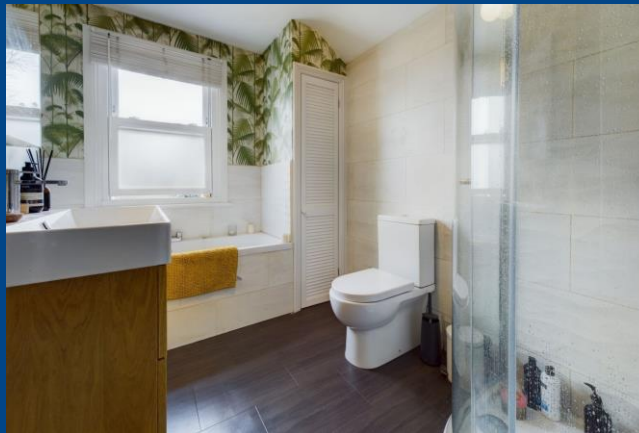


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**Offers Over £390,000** Freehold





This 2 Double Bedroom bay fronted character Cottage has been extended and is popular location that is convenient for sough-after Schooling, local shops and amenities. The ground floor is arranged with a Lounge with a feature fire place and bay window, Dining Room and a Kitchen that benefits from an extension to create a Breakfast Area. The Kitchen Breakfast Room is an outstanding feature with a vaulted ceiling with a Velux window, bi fold doors opening on to the Rear Garden. The Kitchen is fitted with a range of matching wall and floor mounted units, colour co-ordinating work surfaces and a breakfast bar area. The first floor boasts two Double Bedroom and a Bathroom that is access from the back Bedroom. The Bathroom is of a good size and fitted in white with a Bath, Shower Cubical, low level WC and a wash hand basin. Externally the property has a pleasantly private southerly facing Rear Garden that comprises a patio seating area, an area laid to lawn, herbaceous borders, gated side access and a large store at the end of the Garden. The property benefits

from double glazing, gas heating to radiators and NO UPPER CHAIN.

Being located in close proximity of 'Boxmoor Village' this property is within easy reach of its range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

## 2 Double Bedroom character Cottage

Conveniently located for sough after Schooling and local amenities

Lounge with feature fire place

Dining Room

Kitchen Breakfast Room with Bi fold doors and vaulted ceiling

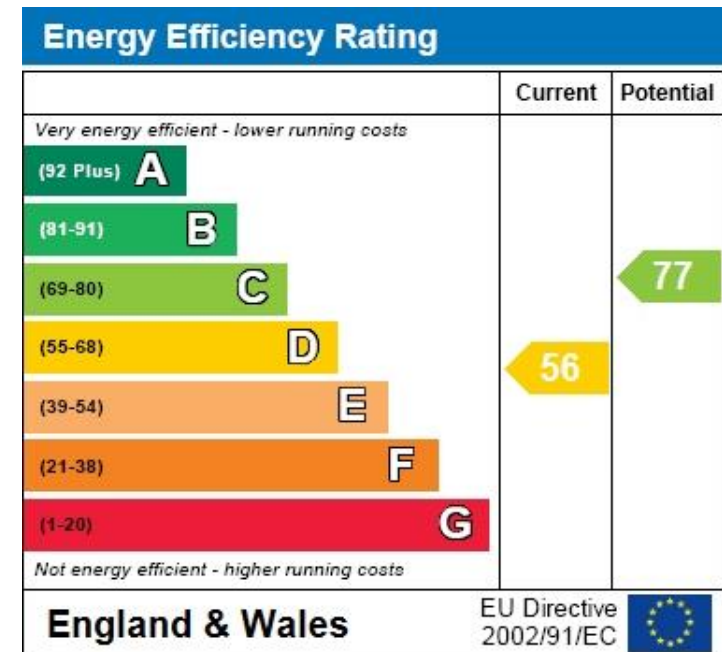
First floor Bathroom

Southerly facing Rear Garden

Double glazing

Gas heating to radiators

NO UPPER CHAIN



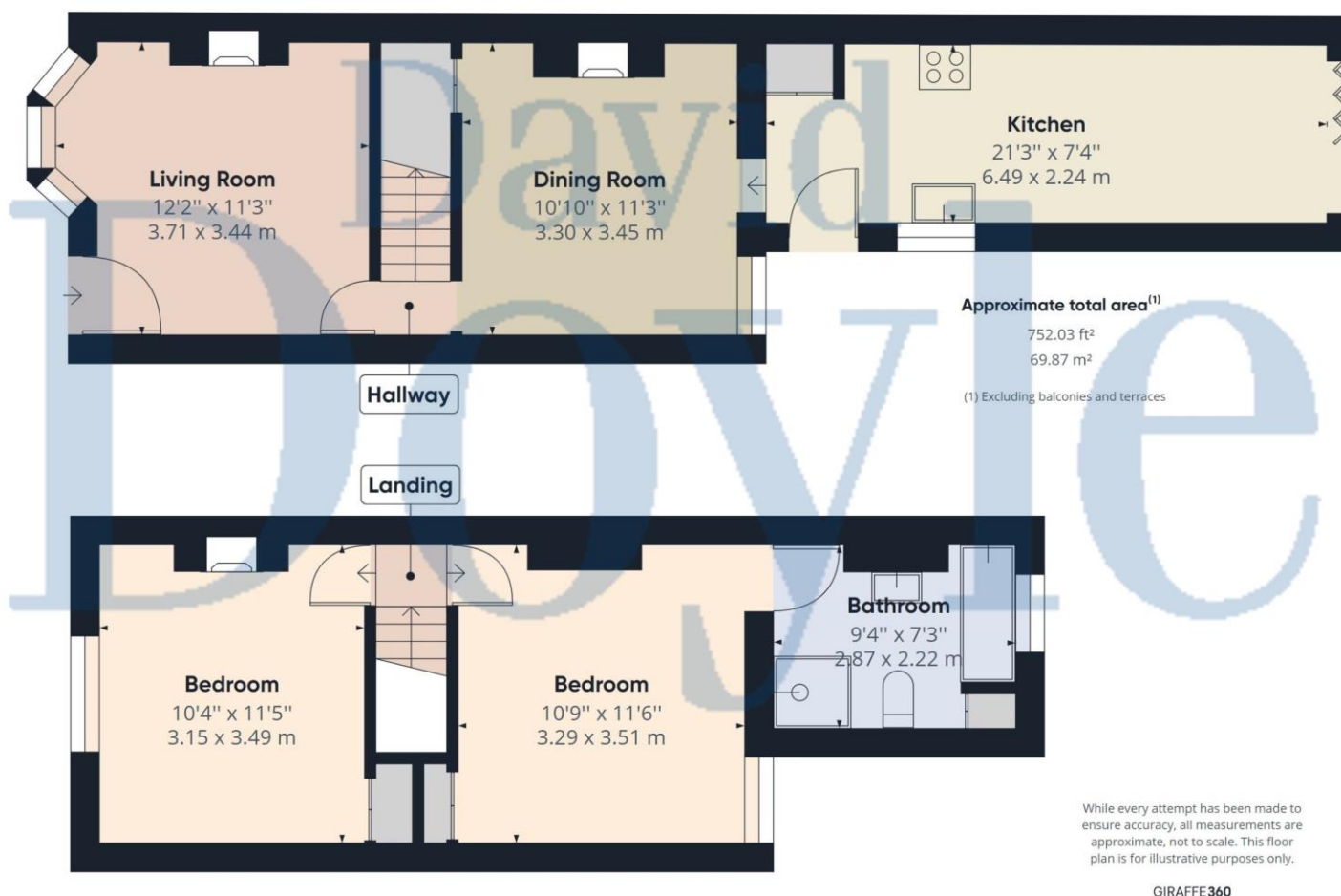
David  
Doyle

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



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