

David Doyle

 **MAYFAIR**
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**5 Sunnyhill Road
Boxmoor
HP1 1SZ**

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Guide Price £575,000 Freehold



David Doyle are delighted to offer to the Sales Market this highly individual and deceptively spacious 3/4 Bedroom Family home with Driveway that has been refurbished by the current owners and is situated in one of Boxmoor's premier roads close to excellent amenities and highly regarded schooling. Occupying an enviable elevated position, the property benefits from glorious far reaching views across the Town and to countryside beyond. Arranged over 3 floors and offering versatile living space, the accommodation comprises an entrance hall opening to a beautifully refitted kitchen with a range of wall and base units, co ordinating work surfaces, integrated appliances and space and plumbing for white goods leading through to a lovely dining room which could also be used as a family room or bedroom should the new purchaser prefer. The lower ground floor offers a tranquil living room opening to a dual aspect conservatory benefiting from lovely views of the courtyard garden and a self contained bedroom suite with a range of fitted wardrobes and a refitted shower room. To the first floor are 2 further bedrooms, both with a

range of fitted wardrobes and a luxuriously refitted 4 piece family bathroom. Externally, the rear garden is pleasantly private and westerly facing arranged with patio areas, walled boundaries with gated rear access. To the front of the property is a covered driveway providing off street parking and a cottage style garden with attractive iron railings. Offered in excellent order throughout and with the benefits of Gas Central Heating and Double Glazing, an appointment to view is highly recommended.

Boxmoor Village benefits from the beautiful Moor with its cricket pitch and the Grand Union Canal and River Bulbourne running through it. The village has its own Village Hall and Playhouse, range of shops, restaurant and traditional houses. The mainline railway station offers an excellent service to London Euston (26 mins).

3/4 Bedroom Family Home

Driveway

Flexible Living Accommodation

Popular Boxmoor Location

Tasteful Decor Throughout

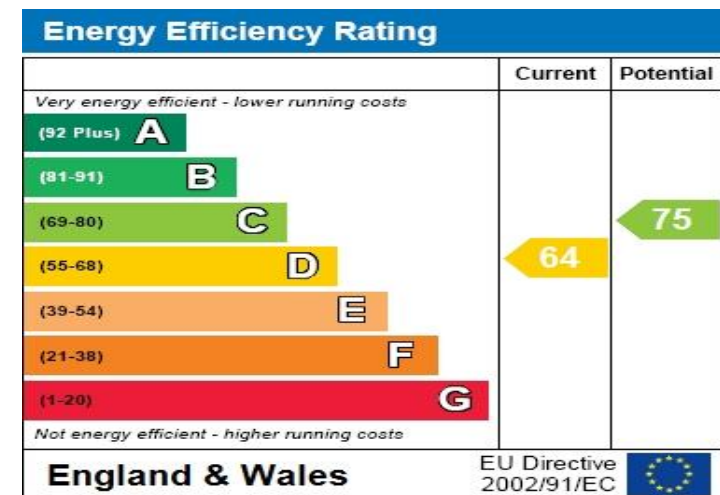
Private Garden

Far Reaching Views

Refitted Kitchen

Luxurious Family Bathroom

Call To View



David
Doyle

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



Total area: approx. 106.9 sq. metres (1150.6 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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