

David Doyle

 **MAYFAIR**
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31 Cemetery Hill
Boxmoor
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Price £599,950 Freehold

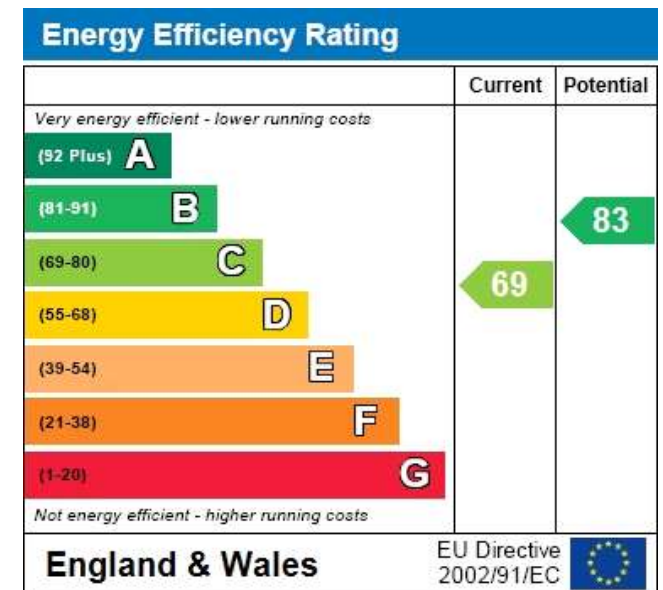


David Doyle are delighted to offer to the market this very well presented 4 Bedroom Semi Detached home with Driveway located in one of Boxmoor's premier side roads just a short walk to Hemel Hempstead Town Centre and within easy reach of highly regarded schooling and amenities. The accommodation comprises an entrance hall with stairs to the first floor and doors to the Guest Cloakroom, bedroom 4 which is of excellent size with bright views to the front aspect and useful loft space, a large fitted kitchen with a vast range of wall and base units and work surfaces and a well proportioned Living/Dining room with patio doors opening to the rear garden. The entrance hall is of excellent size. To the first floor is a landing with access to the part boarded loft and 3 bright and spacious bedrooms, the Master and Bedroom 2 with a range of fitted wardrobes and a spacious family bathroom comprising a four piece white suite and attractive fully tiled walls. Externally, the property benefits from a Driveway providing Off Street Parking and a lawned garden area.

To the rear of the property is a generous garden arranged with a patio seating areas and leading to a pleasantly private lawn area with mature plants and shrubs, fenced boundaries and side access to the front of the property. Offered in good order throughout and with the benefits of double glazing, gas central heating and quality wooden flooring to the ground floor, an appointment to view is a must to appreciate this excellent home.

'Boxmoor Village' has a 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).

4 Bedroom Semi Detached family Home
Driveway
Popular HP1 Side Road
Updated by the Current Owners
Close to Schools and Amenities
Tasteful Decor Throughout
Pleasantly Private and Generous Rear Garden
Large Kitchen
Ground Floor Guest Cloakroom
Call To View



**David
Doyle**

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



Total area: approx. 107.3 sq. metres (1155.3 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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