## David Doyle

2 Earles Court Fishery Passage Boxmoor HP1 1RF

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

Q

23

Guide Price £235,000 Leasehold



















Located in the heart of Boxmoor `Village` is this attractive 1 Double bedroom first floor Maisonette, conveniently located for local shops, amenities and Hemel Hempstead main line station with links to London Euston. The property benefits from an extended lease and offers spacious and well presented accommodation with allocated off road parking. The property is arranged with a generous Lounge/Dining Room opening on to a fitted Kitchen. The Bathroom is well arranged in white with chrome fittings. The Entrance Hall offers access to the main rooms along with a very useful Store Room. The property also benefits from a large part boarded loft space, double glazing and gas heating to radiators. Viewing is highly recommended.

'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).

- 1 Double Bedroom first floor Maisonette in heart of Boxmoor Village
- Convenient for local amenities and mainline station
- Benefits from an extended lease
- Generous Lounge/Dining Room
  opening to fitted Kitchen
- Bathroom with chrome fittings
- Large part boarded loft space
- Double glazing. Gas heating to radiators.
- Viewing highly recommended
- Store Room and Allocated off Road Parking

## **Energy Efficiency Rating**

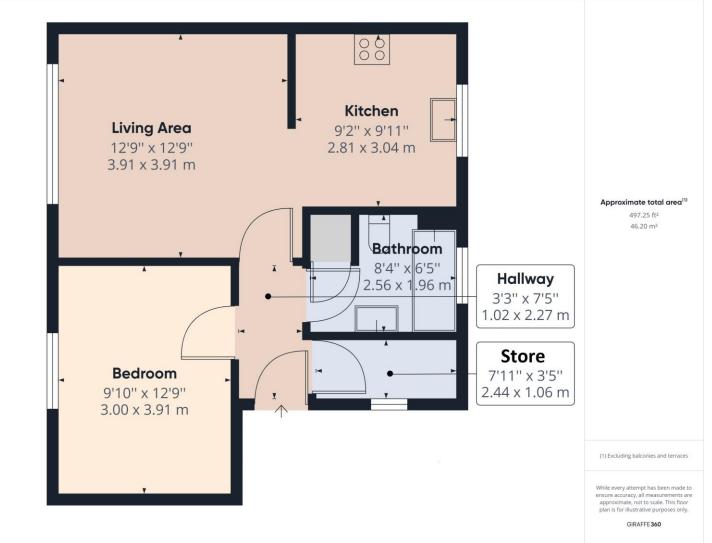
Potential Current Very energy efficient - lower running costs (92 Plus) 🔺 В (81-91) C 74 (69-80) 69 D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs EU Directive England & Wales 2002/91/EC



David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers should not rely on the massions, floorplan dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation on their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information information information. Information information withority. (5) No person employed by (DD) has any authority to there into any contract, or make or give any warranty or representation on the tots property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any itability.



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



2 Earles Court Fishery Passage Boxmoor HP1 1RF



Boxmoor Office 45 St Johns Road Boxmoor Hemel Hempstead Herts, HP1 1QQ 01442 248671