

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



**29a Glenview Gardens  
Boxmoor  
HP1 1TF**

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

**Guide Price £250,000** Share of Freehold





Spacious and well presented 1 Bedroom ground floor Maisonette well located for Boxmoor `Village` local shops, amenities and mainline railway station with links to London Euston - lounge with bay window, fitted kitchen & bathroom, gas heating to radiators, double glazing , shared unallocated off road parking, \*private garden area\*.

‘Boxmoor Village` has a range of shopping facilities and amenities, including the village hall and playhouse, restaurants, public houses and the leisure centre. Hemel Hempstead & South Hill Schools are also nearby. The moor is a beautiful open space with a cricket pitch and with the Grand Union Canal & River Bulbourne running through it. The mainline railway station offers an excellent service to London Euston (26 mins).

\*Please note the top section of the garden is currently separated and will be allocated to the maisonette above (with their own private entrance)\*.

Ground Floor Maisonette

Popular Boxmoor Location

Residents Parking

Private Garden Area

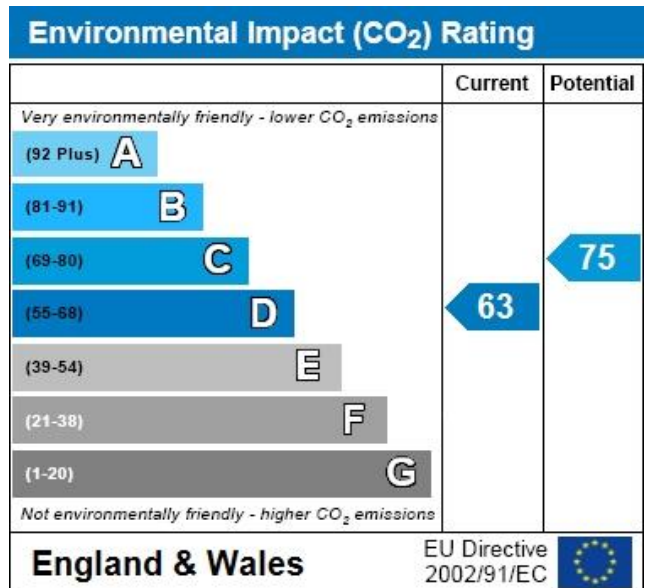
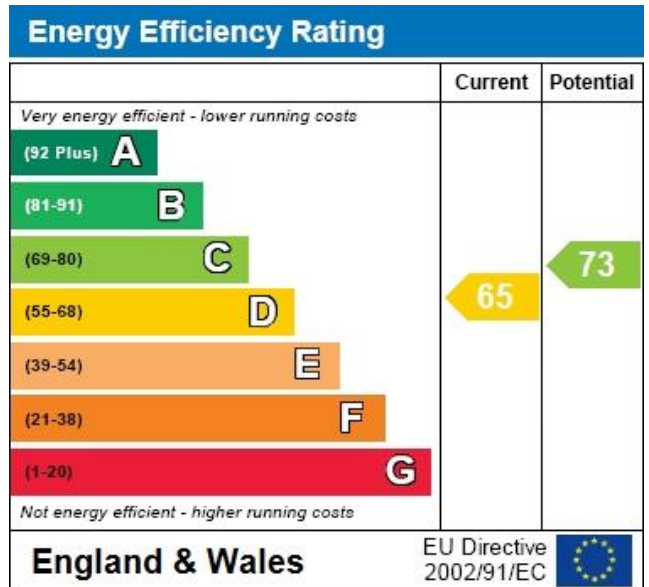
Fitted Kitchen & Bathroom

Double Bedroom

Gas Central Heating

Close To Mainline Station

Shops, Schools & Amenities Nearby

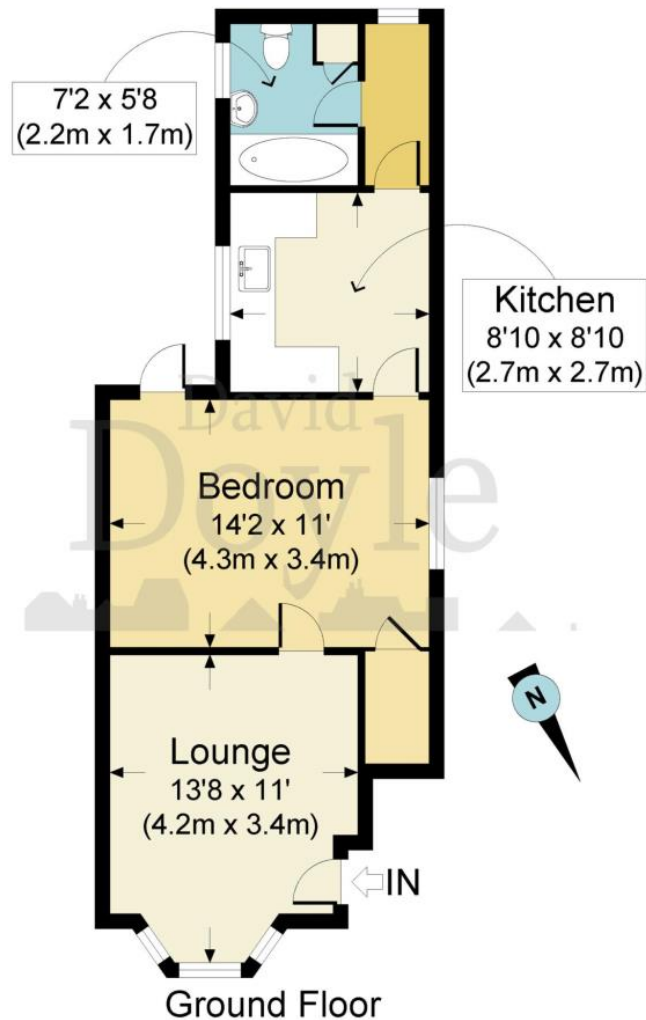


David  
Doyle

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 and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, 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 as to 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 informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this 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 liability/ies.

 **MAYFAIR**  
OFFICE.CO.UK

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



GLENVIEW GARDENS, HP1 1TF  
APPROX. GROSS INTERNAL FLOOR AREA 456 SQ FT / 42 SQ M.

DAVDBOX8678-FC: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2015.

**29a Glenview Gardens, Hemel  
Hempstead, Hertfordshire, HP1 1TF**



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