

# David Doyle

 **MAYFAIR**  
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**Guide Price £975,000** Freehold



This beautifully presented 5 Bedroom Detached family home has been luxuriously refurbished throughout by the current vendors. The property is situated in this highly sought after road in Boxmoor 'Village' and is conveniently located for sought after schooling, local shops, amenities and Hemel Hempstead main line station with links to London Euston. An outstanding feature of this property is the open plan Lounge Kitchen Dining Room with bi fold doors that open on to the pleasantly private rear Garden. The room has both engineered wide plank wood flooring and tiled flooring with underfloor heating, along with zonal lighting, ceiling speakers and a high specification bespoke designer Kitchen. The Kitchen benefits from Quartz work surfaces with matching upstandings, a Quooker instant hot water tap and a range of integrated appliances including a Miele combination microwave oven, main oven with steam feature, warming drawer and an induction hob with extractor over. The ground floor continues to impress with a welcoming Entrance Hall, generous Study /

Family Room, Guest Cloak Room, a generous Bedroom and is completed with a Utility Room with a range of matching wall and floor mounted units, Quartz work surfaces with matching upstandings, Neff oven, space and plumbing for an American fridge freezer, space and plumbing for an automatic washing machine and tumble dryer. The first floor boasts 4 further Bedrooms with the Master Bedroom benefiting from an Ensuite Shower Room and a walk in wardrobe while the first floor also offers a spacious family Bathroom. Externally the property has a full width Driveway providing excellent off road parking facilities. The pleasantly private rear Garden has been arranged with low maintenance in mind with a good sized Granite patio seating area otherwise laid with artificial grass, fenced boundaries and gated side access. The property also benefits from a Garage, double glazing, gas heating to radiators and water softener.

'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 offers an excellent service to London Euston (26 mins)

Stunning 5 Bedroom Detached family home

Highly sought after location

Impressive open plan Lounge Kitchen Dining Room

Bespoke designer Kitchen with integrated appliances

Ensuite and walk in wardrobe to Master Bedroom

Study / Family Room

Guest Cloak Room and first floor Family Bathroom

Underfloor heating and bi fold doors

Water softener

Double glazing. Gas heating to radiators

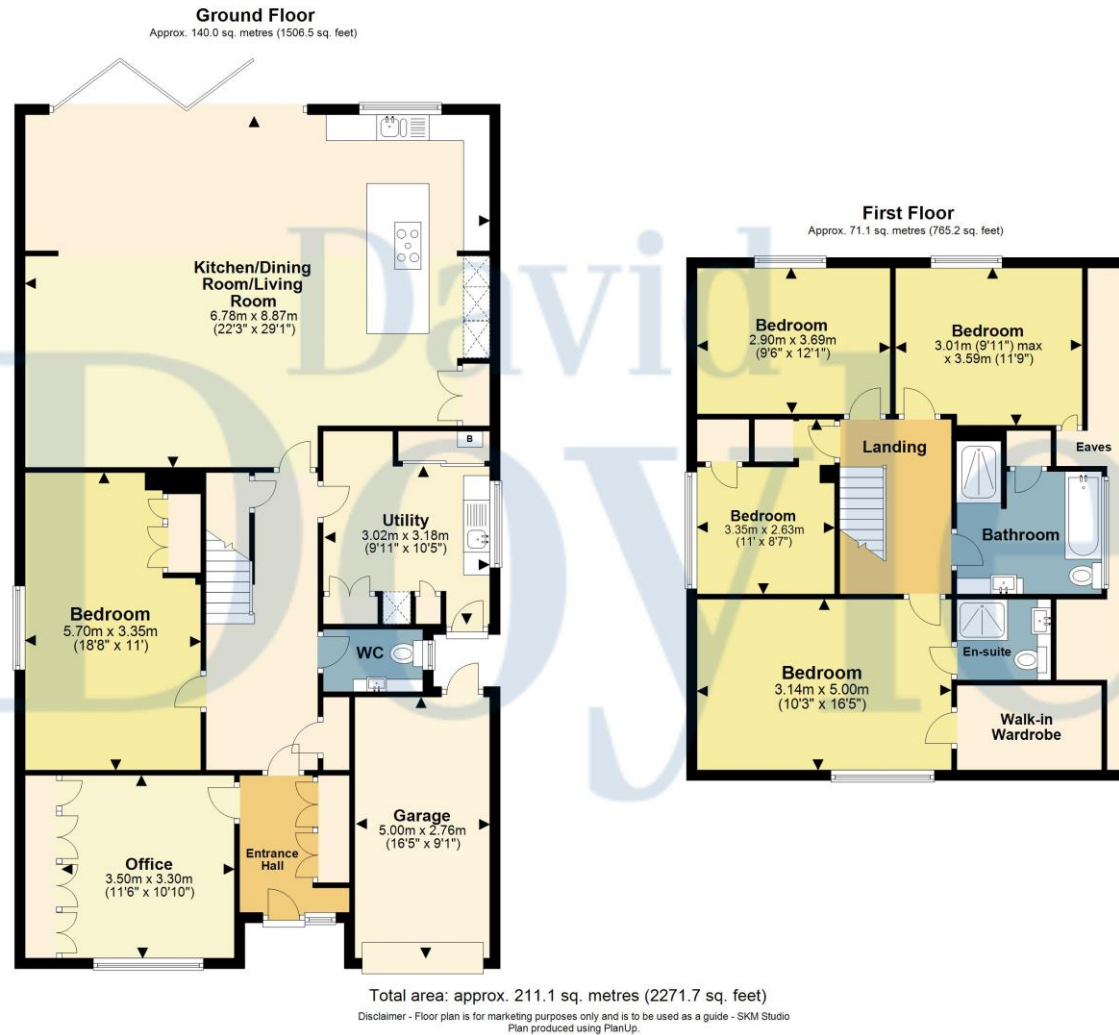
David  
Doyle

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



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