

David Doyle

 **MAYFAIR**
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Boxmoor
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Price £400,000 Freehold

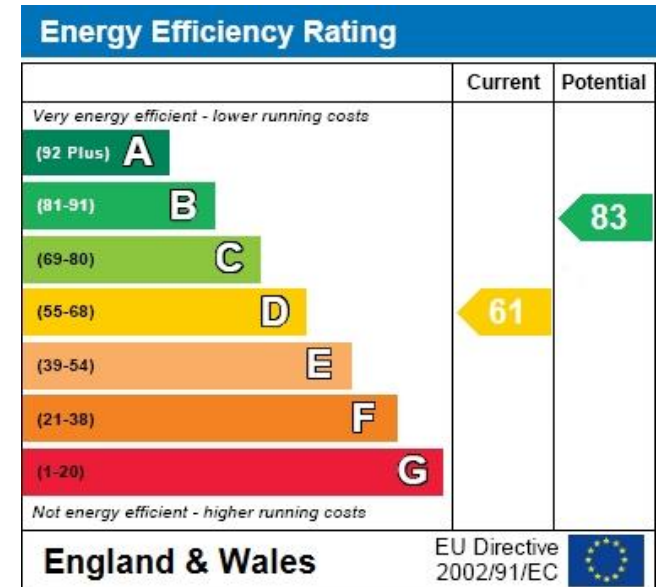


David Doyle are delighted to offer to the market this lovely two double bedroom home situated in this popular Boxmoor residential location close to excellent amenities and highly regarded schooling. The property offers well planned living accommodation and comprises a porch opening to the entrance hall with stairs to the first floor and a door to the large living/dining room with an attractive cast iron fireplace, an understairs storage cupboard and a door to the refitted kitchen offering a range of wall and base units, coordinating work surfaces, part tiled walls, an integrated oven and hob and space and plumbing for white goods. The first floor boasts two double bedrooms and the family bathroom. Externally, the rear garden is of good size, attractively landscaped and arranged with a patio area, steps leading to a lawn with fenced boundaries, a decked seating area and a self contained studio/garden room arranged with a reception room and a guest cloakroom making it ideal as a beauty room/ hair salon and can be accessed from the gated rear

access which also offers parking facilities. To the front of the property are steps to the front door and an attractive landscaped garden area.

Further benefits to the property include tasteful decor throughout, gas central heating, double glazing and NO UPPER CHAIN. If you are looking for a home offered in excellent order and in a great residential situation please call to arrange an internal viewing.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.



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.

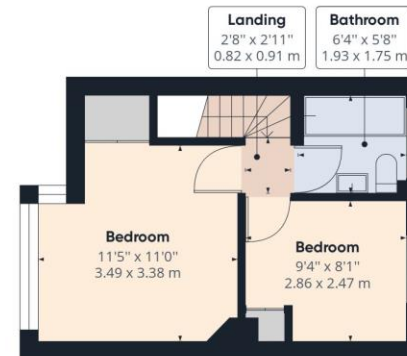


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Call **01442 248671** to arrange a viewing or register an interest



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

761.33 ft²

70.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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