

David Doyle



**37 Gravel Lane
Boxmoor
HP1 1SA**

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Price £699,500 Freehold



David Doyle are delighted to offer to the sales market this rarely available three double bedroom detached family home situated on a generous plot with a garage and driveway located in this highly sought after Boxmoor side road close to excellent amenities, highly regarded schooling and with excellent travel links close at hand. Coming to the market for the first time in many years and with the benefit of NO UPPER CHAIN, this lovely home offers plenty of scope for modernisation and extension subject to the necessary planning consents. The accommodation comprises an entrance porch opening to the large dual aspect living room with stairs to the first floor, patio doors to the rear garden and double doors opening to the bright dining room leading to the fitted kitchen, arranged with wall and base units, coordinating work surfaces, space and plumbing for white goods, a personal door to the rear garden and a door leading back to the living area. Also, leading from the living room is an inner hallway with doors to a storage cupboard,

a useful shower room and a ground floor bedroom opening to a large wet room having been reconfigured to accommodate the previous owner of the property. To the first floor is a generous landing with doors to two large double bedrooms, both with eaves storage and the family bathroom. Externally, the property sits on a larger than average plot with generous front and rear gardens and a large driveway leading to the garage. With benefits including gas central heating, double glazing and huge potential, we highly recommend an internal viewing of this excellent family 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.

Rarely Available

Detached Family Home

Generous Frontage & Rear Garden

Large Driveway & Garage

Scope To Modernise & Extend (STNPC)

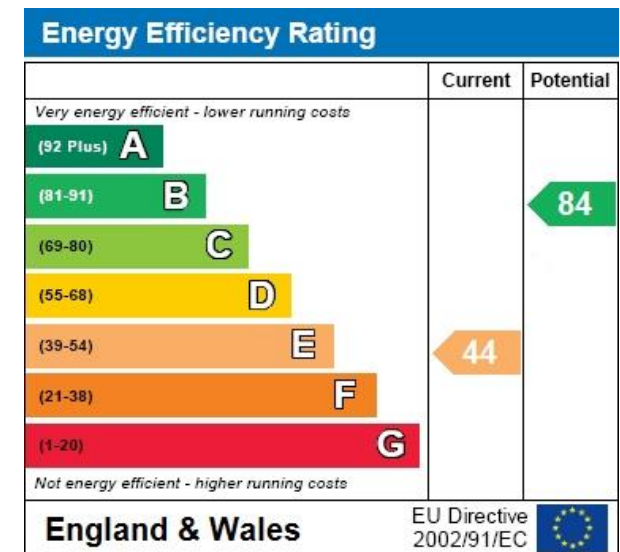
Three Bathrooms

Ground Floor Bedroom & Wetroom

Versatile Living Space

NO UPPER CHAIN

Viewing Advised

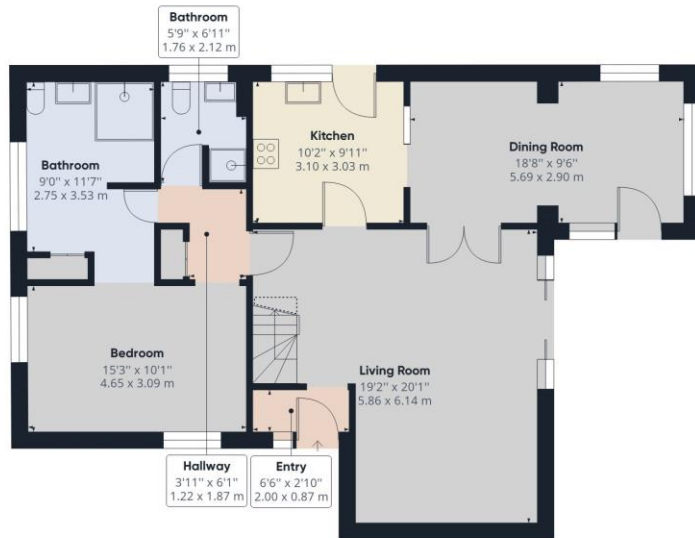


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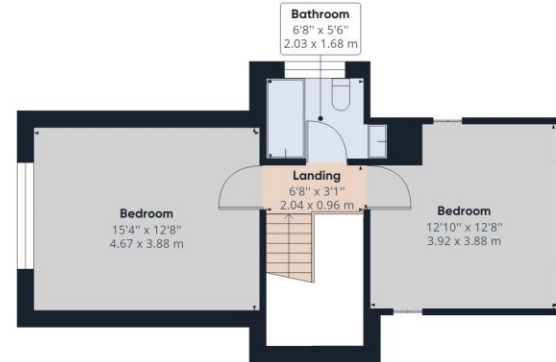
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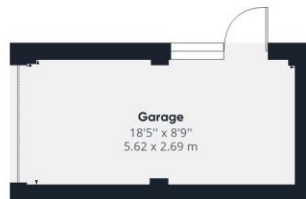
Call **01442 248671** to arrange a viewing or register an interest



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1561.90 ft²

145.11 m²

Reduced headroom

7.75 ft²

0.72 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360

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