

David Doyle

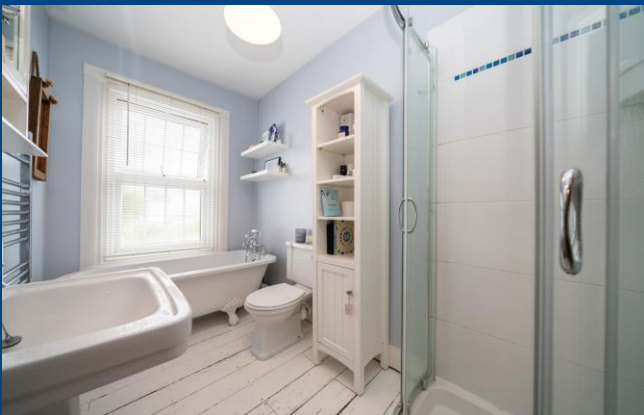
 **MAYFAIR**
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The Cottage
180 St Johns Road
Boxmoor
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Price £425,000 Freehold



Superbly presented 2 Bedroom Cottage with views over Blackbirds Moor and located in the heart of Boxmoor 'Village'. Conveniently located for local shops, schools, amenities and mainline station with links to London Euston. Lounge with feature fireplace. Dining Room. Refitted Kitchen. First floor Bathroom. Basement. Double glazing. Gas heating to radiators. Landscaped front garden and courtyard garden to rear.

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.

Double glazed front door to :-

PORCH

Dual aspect with double glazed windows to both side and front aspects. Chrome recessed ceiling lighting. Multi glazed door to :-

LOUNGE/DINING ROOM

Divided into two distinct areas.

LOUNGE

Double glazed window to front aspect with glorious views over 'Boxmoor Moor'. Feature fire place with 'slate' hearth and decorative surround and mantle. Chrome recessed ceiling lighting. Wood stripped and varnished floor boards. Radiator. Opening to :-

DINING ROOM

Double glazed window to rear aspect. Stairs to first floor. Door and stairs down to basement. Chrome recessed ceiling lighting. Wood stripped and varnished floor boards. Radiator. Door to :-

KITCHEN

Refitted with a 1½ bowl single drainer porcelain sink with mixer tap and a range of matching wall and floor mounted units comprising both cupboards and drawers and with the benefit of matching cornices, pelmets, plinths and concealed lighting. Two glass fronted display units with lighting and wine rack. Colour co-ordinated work surface with colour co-ordinated part tiled walls. Integrated 'NEFF' stainless steel oven/grill. Integrated 'NEFF' induction hob with matching 'NEFF' stainless steel extractor hood over. Space and plumbing for an automatic washing machine and slim line dishwasher. Space for a fridge freezer and condensing tumble dryer. Feature split face 'slate' tiled wall. Flooring. Chrome recessed ceiling lighting. Radiator. Dual aspect with double glazed window to side aspect and a pair of double glazed French with cat flap doors opening out to the courtyard gardens decked seating area.

BASEMENT

With power and lighting. Exposed beams. Would make an ideal office space.

FIRST FLOOR

LANDING

Access to a part boarded loft space with a pull down loft ladder. Storage cupboard housing the gas boiler. Doors to :-

BEDROOM 1.

Double glazed window to front aspect with glorious views over 'Boxmoor Moor'. Wood stripped and varnished floor boards. Radiator.

BEDROOM 2.

Double glazed window to side aspect. Wood stripped and varnished floor boards. Radiator.

BATHROOM

Refitted in white with chrome fittings and comprising of a shower cubicle with rain fall shower and further shower attachment, tiled walls and fitted shower doors. Roll top bath with claw feet, mixer tap with shower attachment, pedestal wash hand basin with tiled splash back and low level WC. Chrome heated towel rail. Wooden floor boards. Extractor fan. Double glazed window to rear aspect.

OUTSIDE

FRONT GARDEN

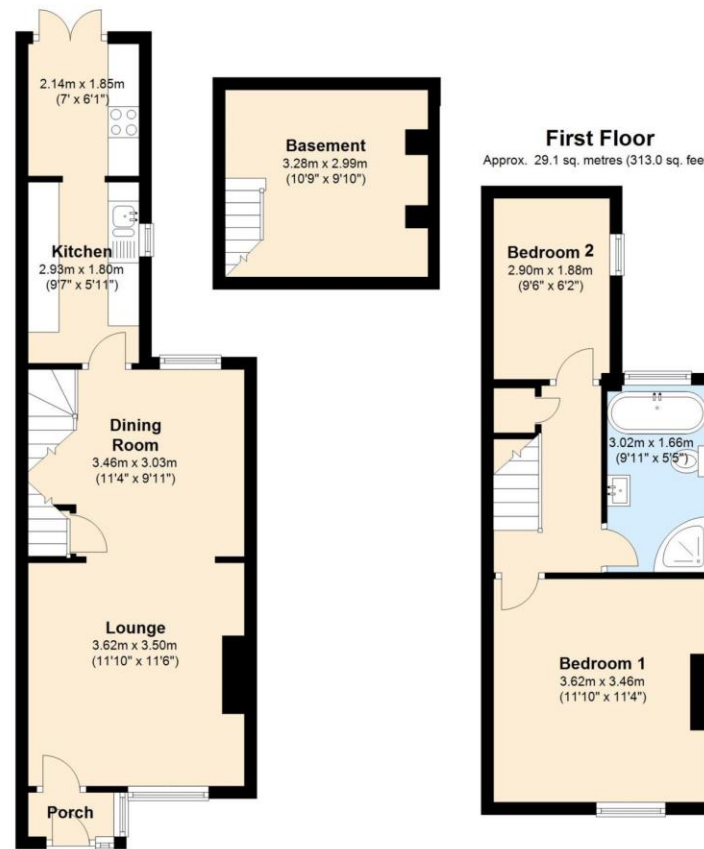
Well stocked and arranged cottage garden with herbaceous borders, slate chipping area and patio seating area. Outside power. Path leading to front door.

COURTYARD GARDEN

Well arranged with decked seating area and further 'slate' paved area with fenced boundaries and gated rear access. Outside light.

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

Ground Floor (Sq/m not including Basement)
Approx. 34.2 sq. metres (368.2 sq. feet)



Total area: approx. 63.3 sq. metres (681.2 sq. feet)

This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon.
Plan produced using PlanUp.

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