

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



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**Guide Price £425,000** Freehold







David Doyle are delighted to offer to the Sales Market this highly individual and deceptively spacious two bedroom property with useable loft space that has been well maintained and updated by the current owners and is situated in one of Boxmoor's premier roads close to excellent amenities and highly regarded schooling. Occupying an enviable elevated position, the property benefits from glorious far reaching views across the town and to countryside beyond. Arranged over four floors and offering versatile living space, the accommodation comprises a personal door opening to the dual aspect living room with a log burning fire, quality wooden flooring and stairs to both the lower ground and first floors. To the lower ground floor is the lovely kitchen/dining room with wooden flooring to the kitchen and arranged with a range of wall and base units, coordinating wooden work surfaces, space for a range cooker, a 'Belfast' sink and further space and plumbing for white goods opening to the distinct dining area with quarry tiled flooring. Leading from the kitchen is an inner lobby with a storage cupboard, a stable door to the garden and a door to the recently refitted traditional style family bathroom arranged with a white suite and

chrome sanitary ware. To the first floor are two bedrooms, both with fitted cupboards, a very useful cloakroom and access to the large loft space currently used as a studio/office. Externally, the rear garden is of incredibly generous size and arranged with a newly refurbished decked seating area leading to various lawned areas with mature plants, trees and shrubs, a green house, fenced boundaries and gated rear access, To the gardens end is an insulated home office/studio offering excellent space with double glazed doors benefiting from light, power and broadband. To the front of the property is a walled cottage style garden. Offered in excellent order throughout and retaining some lovely character features with the benefits of gas central heating and double glazing, an appointment to view is highly recommended.

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.

Two Bedrooms

Useable Loft Space

Home Office

Character Features

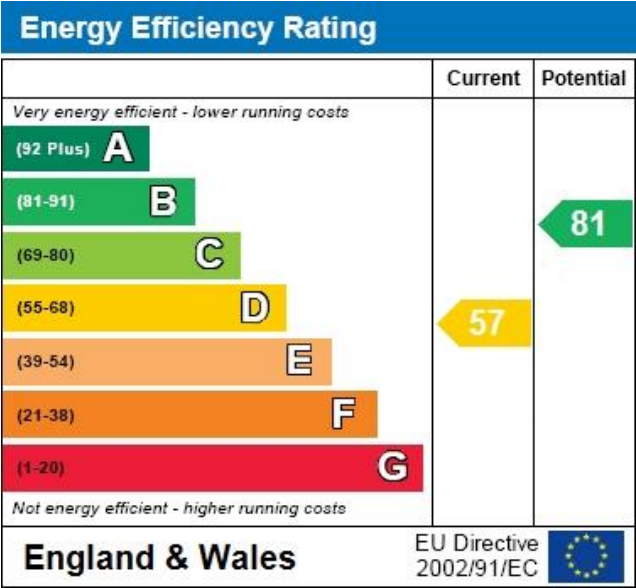
Deceptively Spacious

Versatile Accommodation

Close To Schools & Amenities

Far Reaching Views

Call To View



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



Total area: approx. 75.3 sq. metres (810.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

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