

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



**32 Catlin Street  
Boxmoor  
HP3 9AU**

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**Offers in Excess of £550,000**







David Doyle are delighted to offer to the market this very well presented 3 Bedroom Semi Detached home with a Study and Driveway located in one of Boxmoor`s premier side roads just a short walk to Hemel Hempstead Mainline Train Station offering excellent links to London Euston. The accommodation comprises an entrance hall with stairs to the first floor and doors to the Guest Cloakroom, study/bedroom 4 and fantastic dual aspect lounge dining room leading to the beautiful bespoke kitchen and useful larder area also accessed from the entrance hall. To the first floor are 3 bright and spacious bedrooms, the Master with a walk in wardrobes and a family bathroom fitted in a traditional suite and with a roll top bath. Externally, the property benefits from a Garage façade with storage space and a Driveway providing Off Street Parking. To the rear of the property is a generous garden arranged with patio seating areas and leading to a pleasantly private lawn area with mature plants and shrubs and fenced boundaries. Offered in good order throughout and with the benefits of double glazing, gas central

heating and NO UPPER CHAIN, an appointment to view is a must to appreciate this excellent 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 (26 mins).

Semi Detached Family Home

Driveway

Converted Garage to Study/Family Room

Beautiful Open Plan Living Space

Bespoke Kitchen

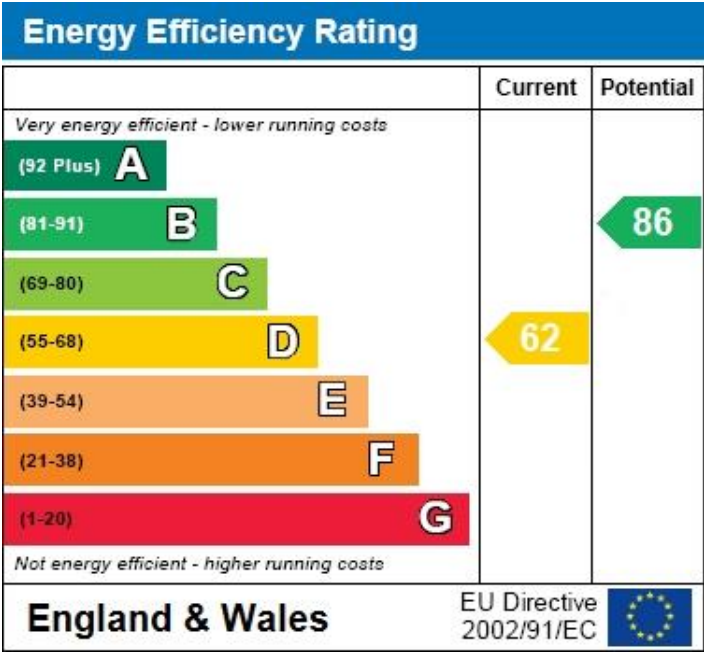
Master Bedroom with Walk in Wardrobe

Private Rear Garden

Well Presented Throughout

NO UPPER CHAIN

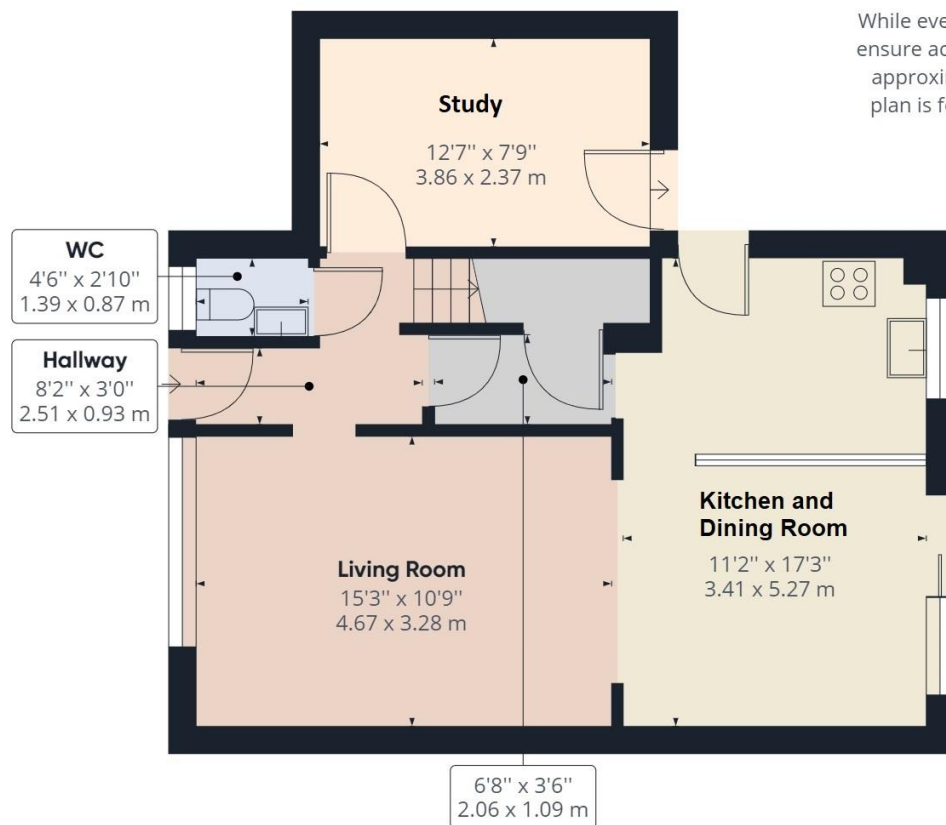
Call To View



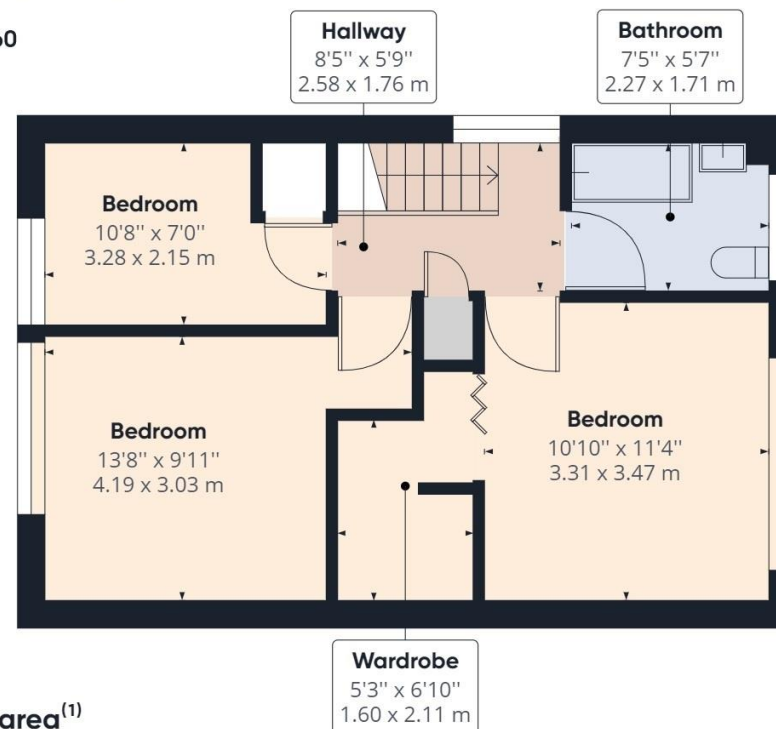
Call **01442 248671** to arrange a viewing or register an interest

(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.



**GIRAFFE360**



**Approximate total area<sup>(1)</sup>**

1002.12 ft<sup>2</sup>

93.10 m<sup>2</sup>

**32 Catlin Street, Hemel Hempstead,  
Hertfordshire, HP3 9AU**



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