

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**32 Catlin Street
Boxmoor
HP3 9AU**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

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

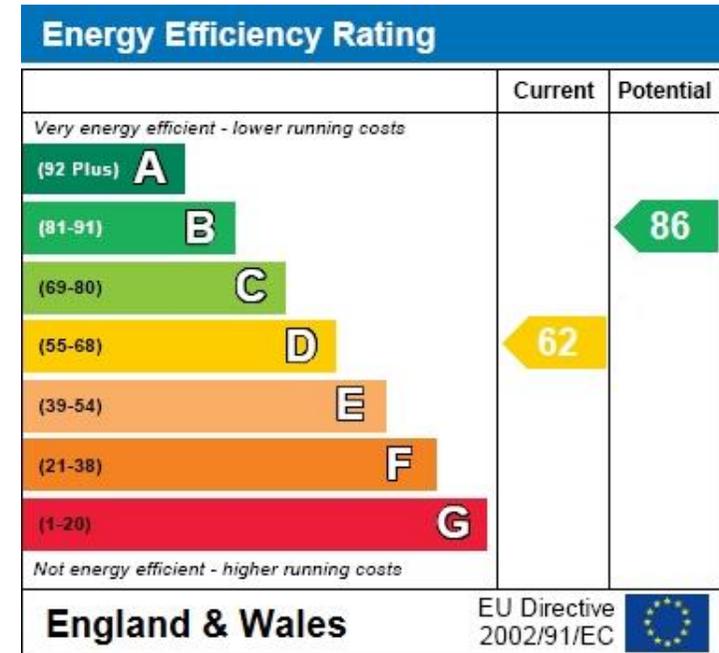
Master Bedroom with Walk in Wardrobe

Private Rear Garden

Well Presented Throughout

NO UPPER CHAIN

Call To View



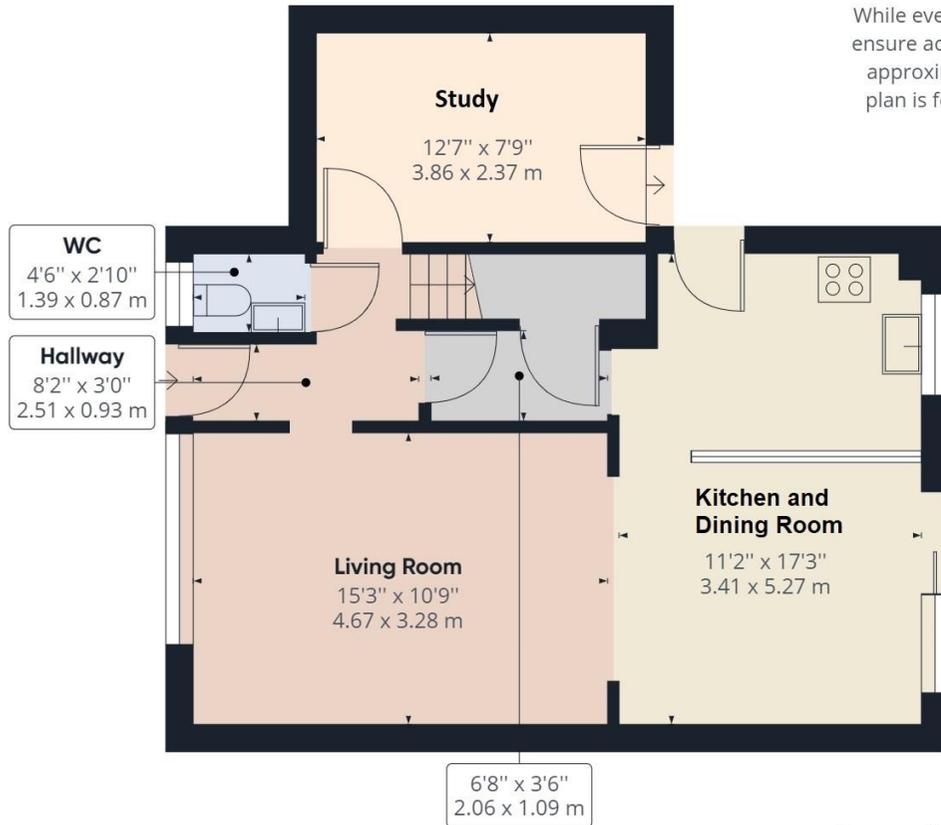
David Doyle

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.

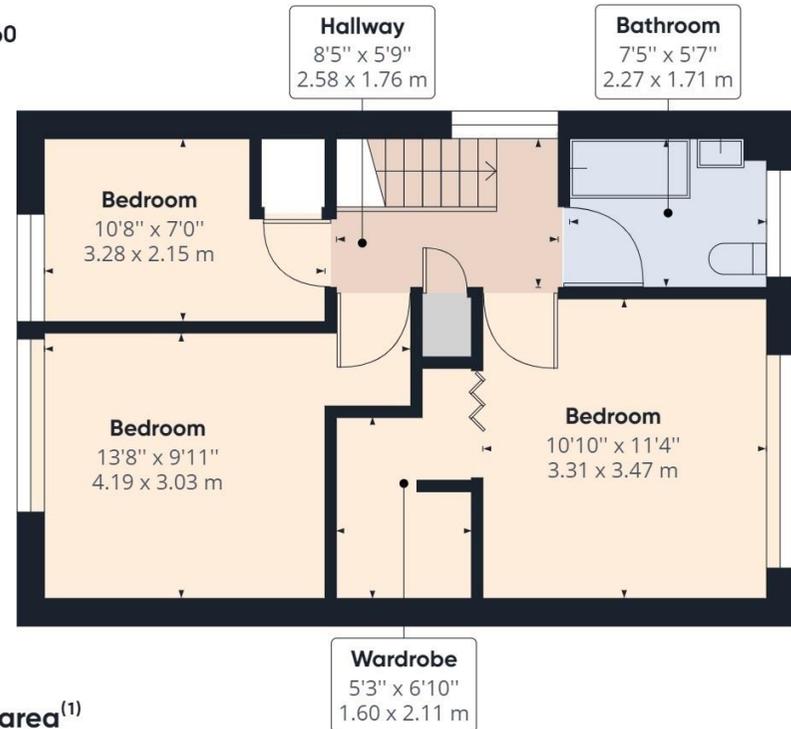
 **MAYFAIR**
OFFICE.CO.UK

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⁽¹⁾

1002.12 ft²
93.10 m²

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



Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671