

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**16 Melsted Road
Boxmoor
HP1 1SX**

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

Guide Price £575,000 Freehold



David Doyle are pleased to present to the Sales Market this Four Bedroom Semi Detached Family Home with Garage and Driveway situated in one of Boxmoor's sought after side roads close to highly regarded schooling, excellent amenities and travel links. Being offered to the Market for the first time in 50 years, the property has been well maintained by the current owner yet offers scope for updating and extension subject to the necessary planning consents. The accommodation comprises a porch opening to a spacious entrance hall with doors to a bright dining room with quality laminate flooring , a Guest cloakroom and a lovely dual aspect lounge with bespoke fitted cupboards and marble surfaces, a reading area and opening to a conservatory offering views of the beautiful rear garden. Finishing the ground floor accommodation is a recently refitted kitchen with a range of wall and base units, co-ordinating work surfaces and integrated appliances including a Neff Hob and AEG self cleaning oven, To the first floor are Four generous bedrooms, the Master with a range of fitted wardrobes and the other bedrooms all with fitted storage. Finishing the first floor accommodation is a family bathroom

and a spacious landing with loft access. Externally, the rear garden is a particular feature of the property being generous in size, well tended and arranged with patio seating areas, otherwise laid to lawn with attractive plant and shrub borders, fenced boundaries, outside tap and a personal door to the Garage. To the front of the property is a Driveway leading to the Garage accessed via an up and over door. With benefits including Gas Central Heating and Double Glazing, an appointment to view is highly recommended.

Four Bedroom Family Home

Driveway and Garage

Two Reception Rooms

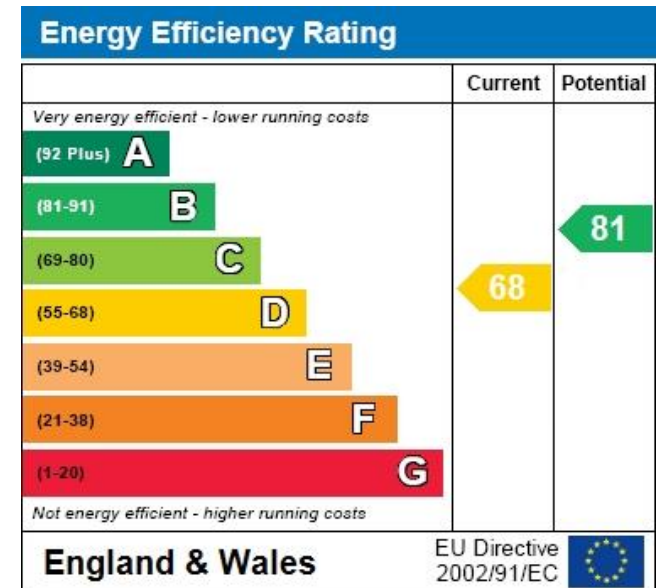
Conservatory

Refitted Kitchen

Beautiful Garden

Boxmoor Position

Close to Schools



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



Total area: approx. 126.8 sq. metres (1365.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio

16 Melsted Road
Boxmoor
HP1 1SX



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