

David Doyle

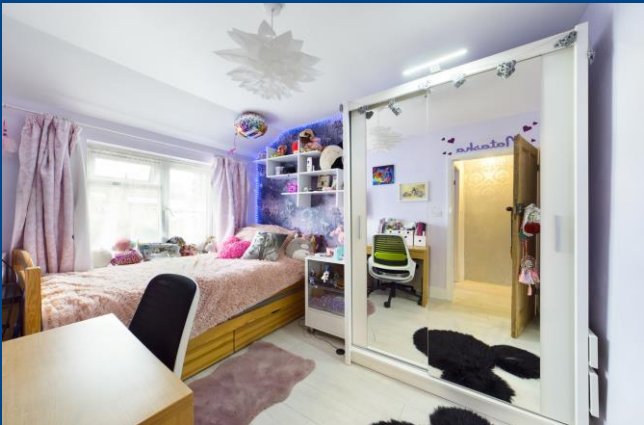
 **MAYFAIR**
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**62 Sunnyhill Road
Boxmoor
Hemel Hempstead
HP1 1SZ**

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

Price £375,000 Freehold



This 3 bedroom end of terrace home has been much improved by the current vendors and is conveniently located for local shops, schools, amenities and Hemel Hempstead main line station with links to London Euston. The property benefits from an approx 130` rear garden and parking located to the rear of the property. Being well presented throughout the accommodation offers a Lounge Dining room with a feature fireplace, Kitchen, family Bathroom and 3 bedrooms. The property also benefits from a front garden, Double glazing and a recently fitted gas boiler. The vendor are currently improving the parking to the rear and it will be level and laid with shingle to provide parking for two vehicles. The rear garden has a garden shed and a large store / workshop. VIEWING IS HIGHLY RECOMMENDED.

‘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).

Improved throughout by the current vendors.

Off road parking to the rear.

Approx 130` rear garden.

Recently fitted gas boiler.

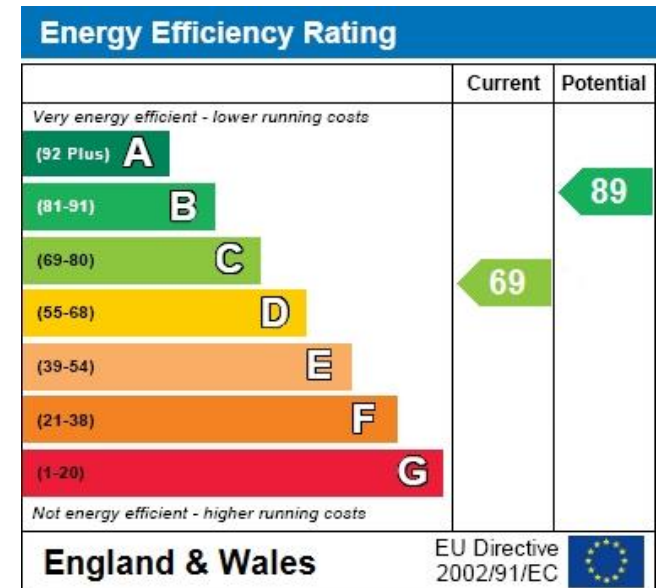
Lounge Dining room with feature fireplace.

Kitchen.

Family Bathroom.

3 Bedrooms.

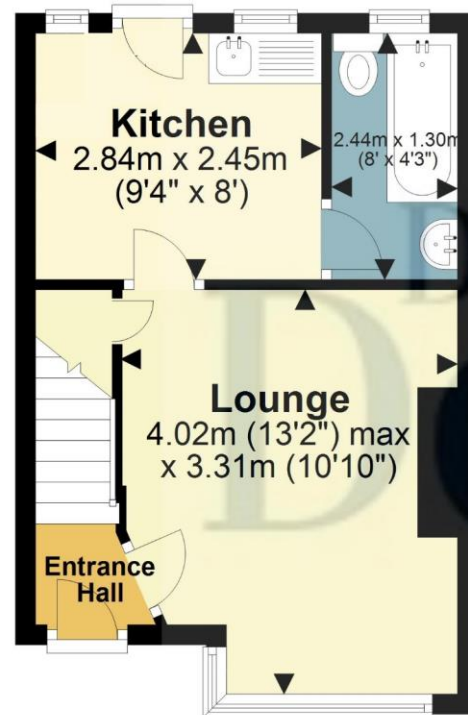
Sought after location.



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

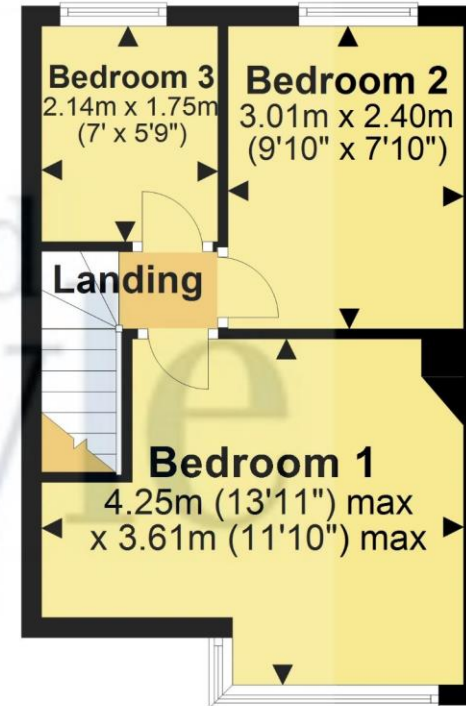
Ground Floor

Approx. 26.3 sq. metres (283.3 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.3 sq. feet)



Total area: approx. 53.3 sq. metres (573.6 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.
Plan produced using PlanUp.

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