

David Doyle

 **MAYFAIR**
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**7 Glendale, Boxmoor
Hemel Hempstead
Hertfordshire
HP1 1TG**

Price £550,000 Freehold

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This extended 3 Bedroom family home is situated in the ever popular area of Boxmoor and offers spacious accommodation while being conveniently located for local shops, schools, amenities and Hemel Hempstead main line station with links to London Euston. The ground floor is arranged with an open plan Lounge Dining Room that also benefits from a pair of French doors that offer access to the pleasantly private Rear Garden, a generous fitted Kitchen, Study and a Guest Cloak Room. The ground floor is completed by a welcoming Entrance Hall with a personal door to the Garage and stairs leading to the first floor. The first floor boasts 3 good sized Bedrooms along with a sizeable family Bathroom. To the front of the property is a gated Brick Block Driveway that offers excellent off road parking facilities and access to the Garage. The Rear Garden is pleasantly private and arranged with a patio seating area, herbaceous borders, an area laid to lawn and gated side access. The property also benefits from double glazing, gas heating to radiators and NO UPPER CHAIN.

'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).

Extended 3 Bedroom semi detached family home

Sough after location close to local amenities

Lounge Dining Room

Generous Kitchen

Study. Guest Cloak Room

First floor 4 piece family Bathroom

Gated brick block Driveway

Garage

Pleasantly private Rear Garden

NO UPPER CHAIN

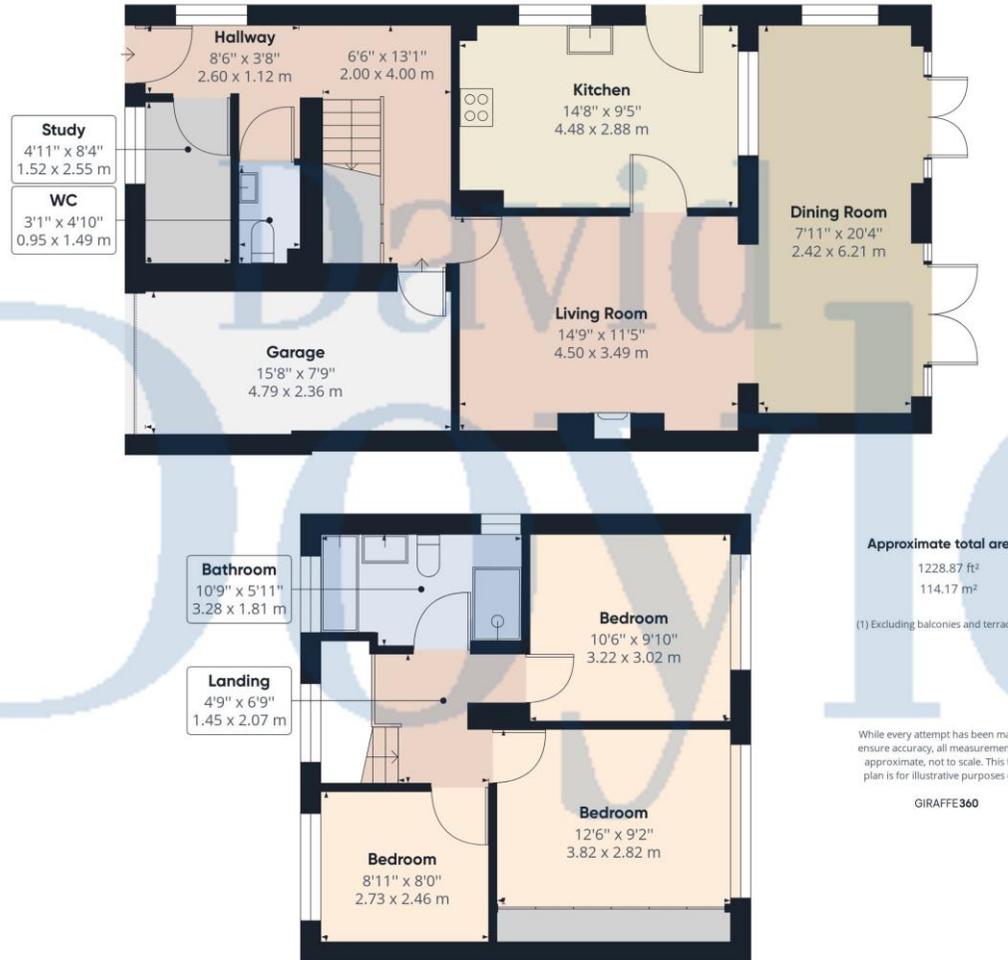
| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 Plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | 42 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

**David
Doyle**

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



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