

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**475 London Road
Boxmoor
HP3 9BE**

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

Guide Price £700,000 Freehold



David Doyle are delighted to offer to the Sales Market this extended 3 Bedroom Semi Detached family home with Garage and extensive Driveway situated in this popular Boxmoor location close to excellent amenities and Mainline Railway Station offering easy access to London Euston. The property has been tastefully updated by the current owners and has planning permission granted to extend in to the loft space. The accommodation currently comprises a spacious hallway with feature tiled flooring and doors to a well proportioned Living Room with feature brick fireplace, a Guest Cloakroom, useful Utility room and double doors opening to a fantastic open plan kitchen/dining room with an extensive range of wall and base units, wooden work surfaces, an Island and some integrated appliances with space and plumbing for further white goods leading to a beautiful family space with a glass lantern roof and bi fold doors opening to the rear garden. Also leading from this wonderful living space is a personal door to the Garage and a further WC.. To the first floor is a spacious landing

with access to the loft space which has light and a velux window and doors to Three bedrooms, The Master with a range of bespoke fitted wardrobes and a recently refitted En Suite Shower Room, Bedroom 2 also benefits from bespoke fitted wardrobes and finishing the first floor accommodation is the family bathroom which has been recently refitted in a traditional style with a high level WC and roll top bath. Externally, the rear garden is a particular feature of the property being of good size and arranged with a patio seating area leading to lawn, a further decked seating area, mature plants and shrubs and a recently constructed Office/Garden Room which is a must have when working from home.. To the front of the property is a large driveway providing extensive off street parking facilities and leading to the Garage, Offered in excellent condition throughout and with scope for extension, an internal viewing is a must to truly appreciate all this home has to offer.

3 Bedroom Semi Detached family Home
Garage and Driveway
Extended to The Ground Floor
Rear Garden with Office
Beautiful Open Plan Living Space
Granted Planning Permission For Loft Extension
Formal Living Room
En Suite To Master
Good Condition Throughout
Call Now 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



475 London Road, Hemel
Hempstead, Hertfordshire, HP3 9BE



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