

David Doyle

 **MAYFAIR**
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Offers in Excess of £350,000 Freehold



David Doyle are delighted to offer to the Sales Market this attractive 2 Double bedroom character property situated in this popular location close to the Town Centre and excellent amenities including highly regarded schooling and the Mainline Railway Station with links to London Euston. Offered with the benefit of a complete UPPER Sales Chain and in excellent order throughout. Retaining some lovely period features, the accommodation comprises a front door opening to the living room offering a cast iron fireplace, stairs to the first floor and leading to the dining area with bespoke storage cupboards and a door to the recently refitted kitchen with a vast range of wall and base units, wooden work surfaces, an integrated oven and hob and space and plumbing for white goods. Accessod off the kitchen is a very useful covered utility area with plenty of storage space and plumbing for a washing machine. To the first floor are Two excellent Double bedrooms, both with fitted cupboards and the Master with a cast iron fireplace and a landing area offering loft access Externally, the rear garden is private and well arranged with low maintenance in mind being mostly lawned and with a decked seating area, a large shed to the gardens end and fenced boundaries Further benefits include Gas Central

Heating, Double Glazing and Permit Parking. An appointment to view is highly recommended to appreciate this lovely 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).

Superbly presented 2 Bedroom character cottage retaining a wealth of period features and charm

Lounge with feature fireplace

Dining Room

Newly Fitted Kitchen

Gas heating to radiators.

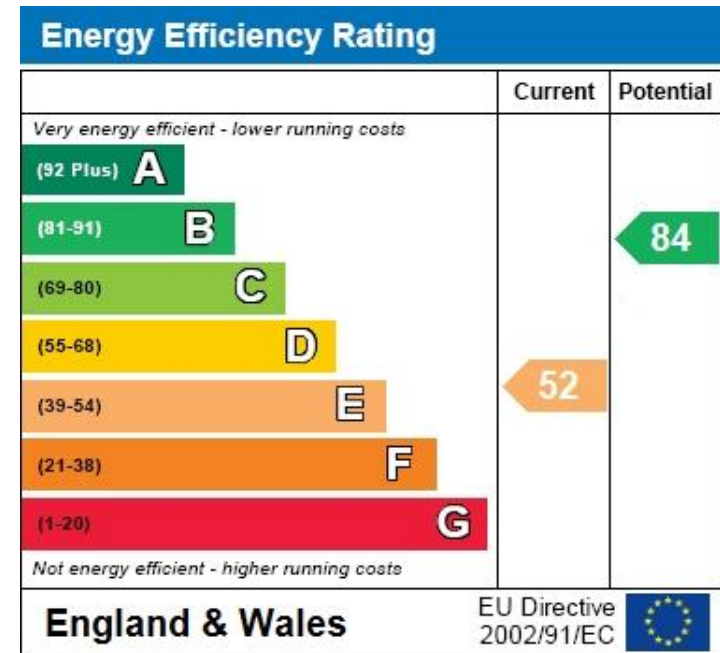
Recently Refitted Bathroom

Double glazing

Private Garden

Highly sought after residential situation

Complete Upper Chain



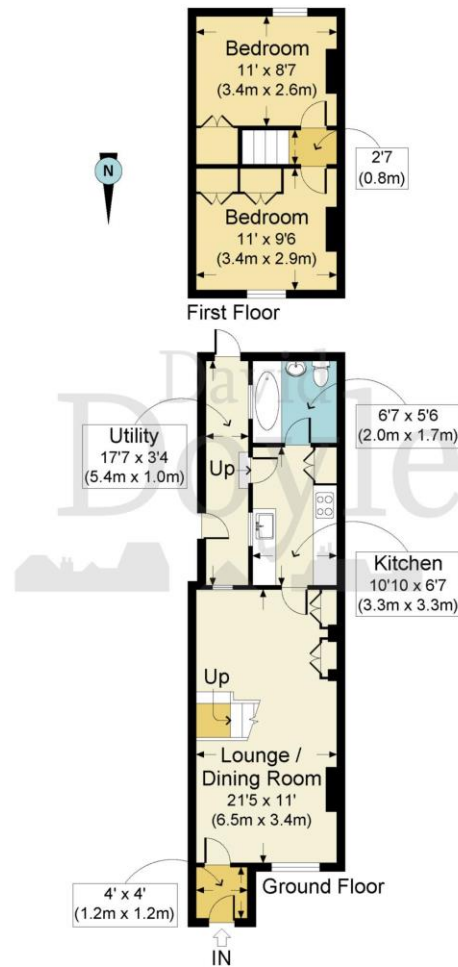
**David
Doyle**

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



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