

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



**89 St Johns Road**  
**Boxmoor**  
**HP1 1QG**

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

**Guide Price £490,000** Freehold





David Doyle are pleased to offer to the market this rarely available three bedroom town house with a driveway and garage and flexible living space arranged over three floors located in one of Boxmoor's premier positions just a short walk to Hemel Hempstead Mainline Train Station with excellent links to London Euston. The property would benefit from some updating and offers plenty of scope for modernising and reconfiguring. The accommodation comprises an entrance hall with stairs to the lower ground and first floors and doors to the guest cloakroom, an integrated garage offering excellent utility space, light and power, a dining room with a full length window offering lovely views and leading to the fitted kitchen and large storage cupboard housing the wall mounted boiler. To the first floor are 3 bright and spacious bedrooms, the master with a range of wardrobes and finishing the accommodation is a family bathroom. The lower ground floor is a particular feature of the property being incredibly generous in size, versatile and with generous storage and patio doors

opening to the rear garden which a pleasantly private and mostly laid to lawn with fenced boundaries and side access to the front of the property which offers a driveway leading to the garage accessed via an up and over door. Call Now To View

'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).

3 Bedroom Family Home

Accommodation Over 3 Floors

Driveway and Garage with Light & Power

Premier Boxmoor Position

Scope For Updating

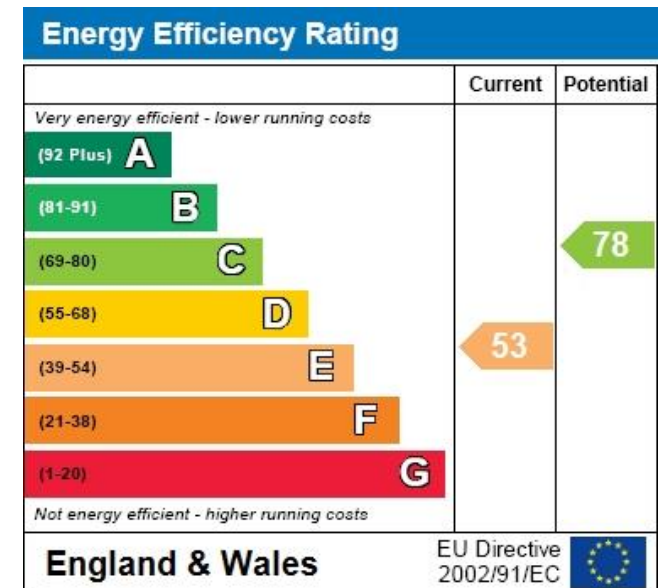
Approaching 1500 Sq Ft

Generous Lounge

Private Rear Garden

NO UPPER CHAIN

Call 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.

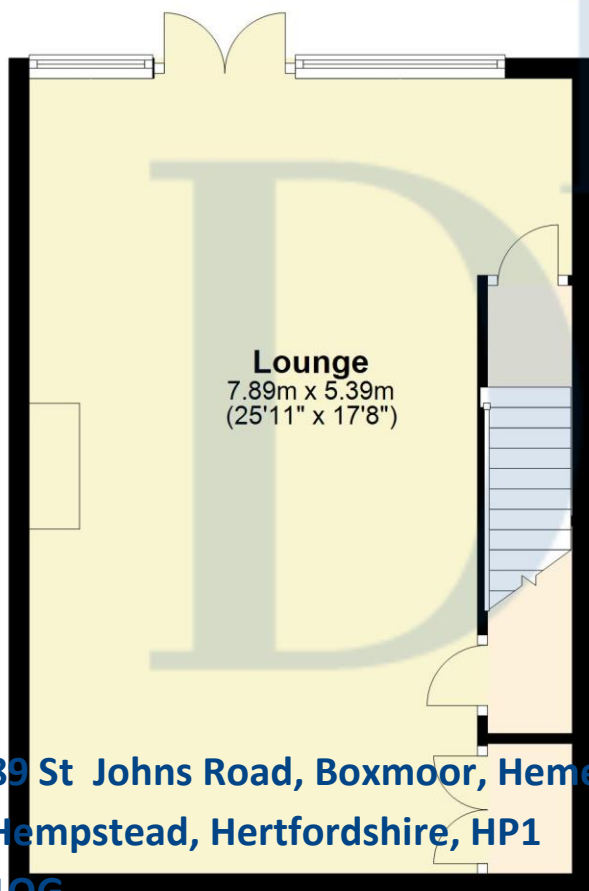
 **MAYFAIR**  
OFFICE.CO.UK



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

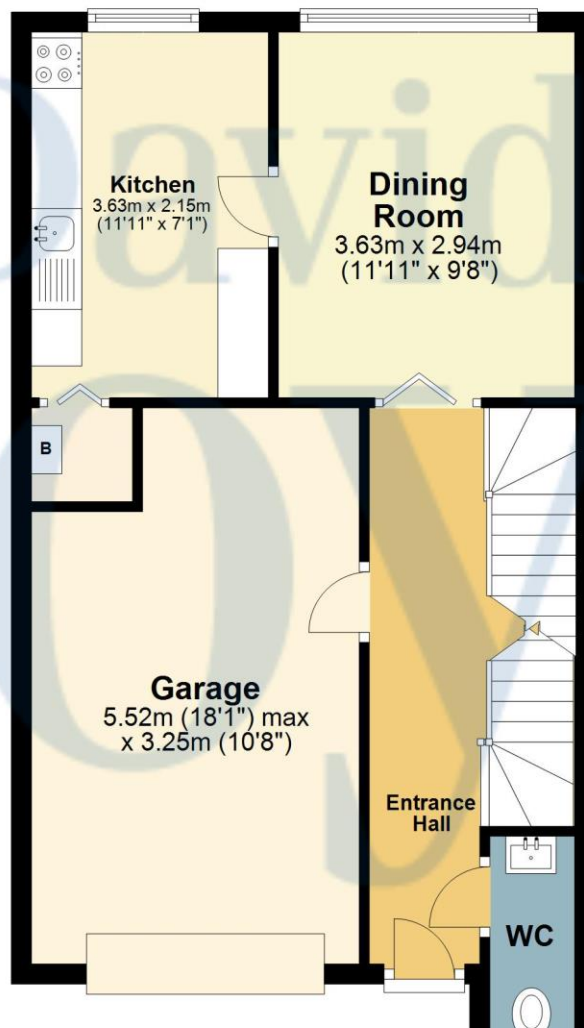
### Lower Ground Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



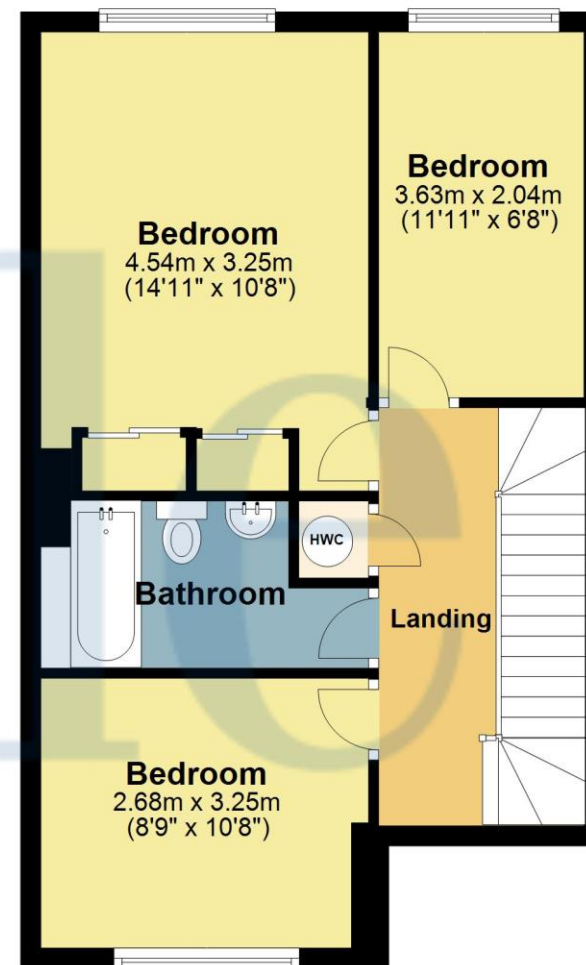
### Ground Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



### First Floor

Approx. 46.4 sq. metres (499.4 sq. feet)



**89 St Johns Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1QG**

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