

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK

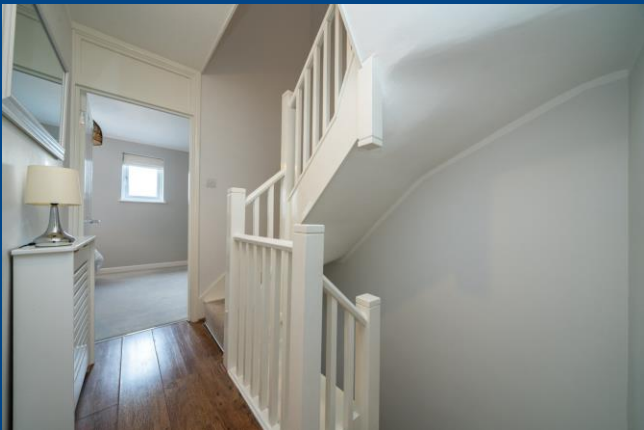


**2 Green End Road  
Boxmoor  
HP1 1QW**

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

**Price OIEO £425,000** Share of Freehold





David Doyle are delighted to present to the Sales Market this rarely available architect designed property, with accommodation arranged over three floors, a private garden and situated in a premier village position close to excellent amenities, highly regarded schooling and the Mainline Railway station offering excellent links to London Euston. The property has been thoughtfully designed and comprises an entrance hall with stairs to the first floor and doors to a Guest cloakroom, a fitted kitchen with a range of wall and base units and coordinating work surfaces and a bright and spacious living/dining room with patio doors opening to the rear garden. To the first floor are two beautiful bedrooms, bedroom two with a range of fitted wardrobes and bedroom three with a box bay window offering lovely views. Finishing the first floor accommodation is a refitted family bathroom comprising a white suite with chrome sanitary ware and stairs to the second floor which boasts a fantastic Master suite with flexible living space and far reaching views. Externally, the property has a private astro turfed rear garden and a seating area with fenced boundaries and rear access to the allocated parking. Offered in

excellent condition throughout, an appointment to view 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).

**Architect Designed**

**Arranged over 3 Floors**

**Well presented throughout**

**Ample Storage facilities**

**New boiler fitted May 2021**

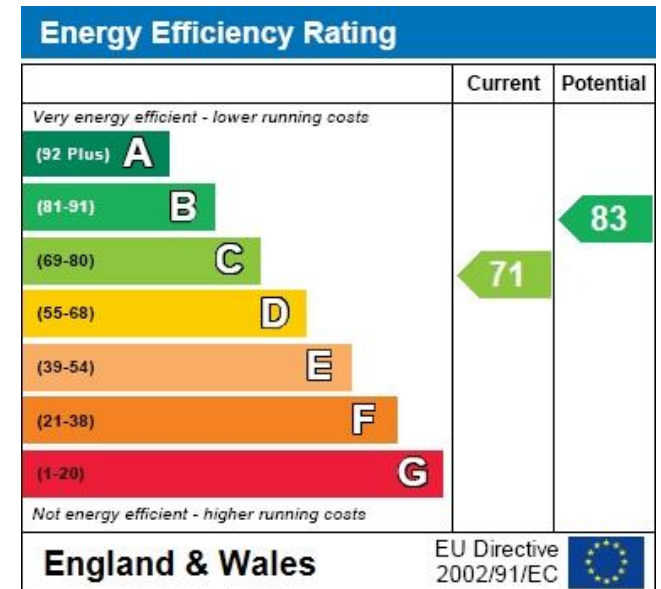
**New flooring**

**Private Parking**

**Close to Village & Amenities**

**Master Suite with space to create an En Suite**

**Call To View**



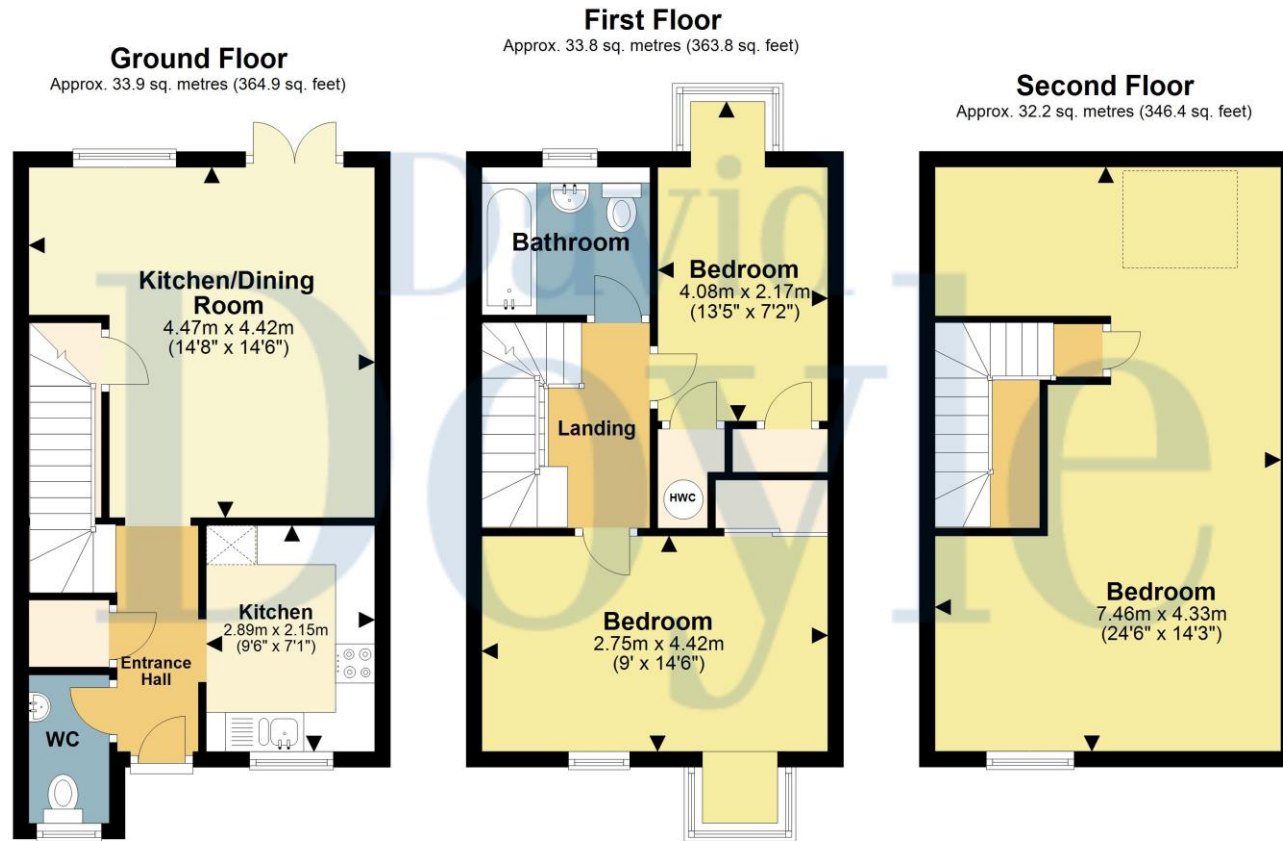
**David  
Doyle**

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

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



Total area: approx. 99.9 sq. metres (1075.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio

2 Green End Road  
Boxmoor  
HP1 1QW



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