

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**6 Vicarage Close
Boxmoor
HP1 1JN**

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

Price £675,000 Freehold



David Doyle are delighted to offer to the sales market this rarely available four/five bedroom detached family home with garage and driveway situated on a generous plot and located in this highly sought after Boxmoor cul de sac close to excellent amenities, highly regarded schooling and with excellent travel links close at hand. Coming to the market for the first time in many years, this lovely home has been well maintained by the current owner yet has scope to put one's own stamp on and the potential for reconfiguration and/or extension subject to the necessary planning consents. The accommodation comprises a spacious entrance hall with stairs to the first floor, a large understairs storage cupboard and doors to the large fully tiled shower room, a lovely bright study that could be used as a bedroom if required, a generous fitted kitchen/breakfast room arranged with a vast range of wall and base units, coordinating part tiled walls, work surfaces and a breakfast bar with space and plumbing for white goods leading to a

very useful utility room with further space and plumbing for appliances. Both the kitchen and utility room have personal doors leading to the side of the property and rear garden respectively. Finishing the ground floor accommodation is the well proportioned lounge offering versatile living space and both french and sliding patio doors opening to the rear garden. The first floor accommodation is spacious and comprises a generous landing with access to the loft, an airing cupboard and doors to four double bedrooms, the master with built in wardrobes and a refitted family bathroom. Externally, the property is situated in an enviable corner position and the rear garden is a particular feature of the property being of good size and arranged with a well tended lawn, mature plants and shrubs, paved seating areas and a larger than average side area with gated access to the front of the property and fenced boundaries. To the gardens end is the detached garage with a newly installed roller shutter door, a further personal

door, light and power. In front of the garage is a driveway and gated rear access. To the front of the property is a further driveway providing further off street parking. Offered with the benefit of a new gas boiler fitted in 2021, gas central heating and double glazing, 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

Four/Five Bedroom Family Home

Garage & Ample Parking

Enviable Boxmoor Position

Two Bathrooms

Mature Rear Garden

Close To Excellent Schools & Amenities

Potential To Extend (STNPC)

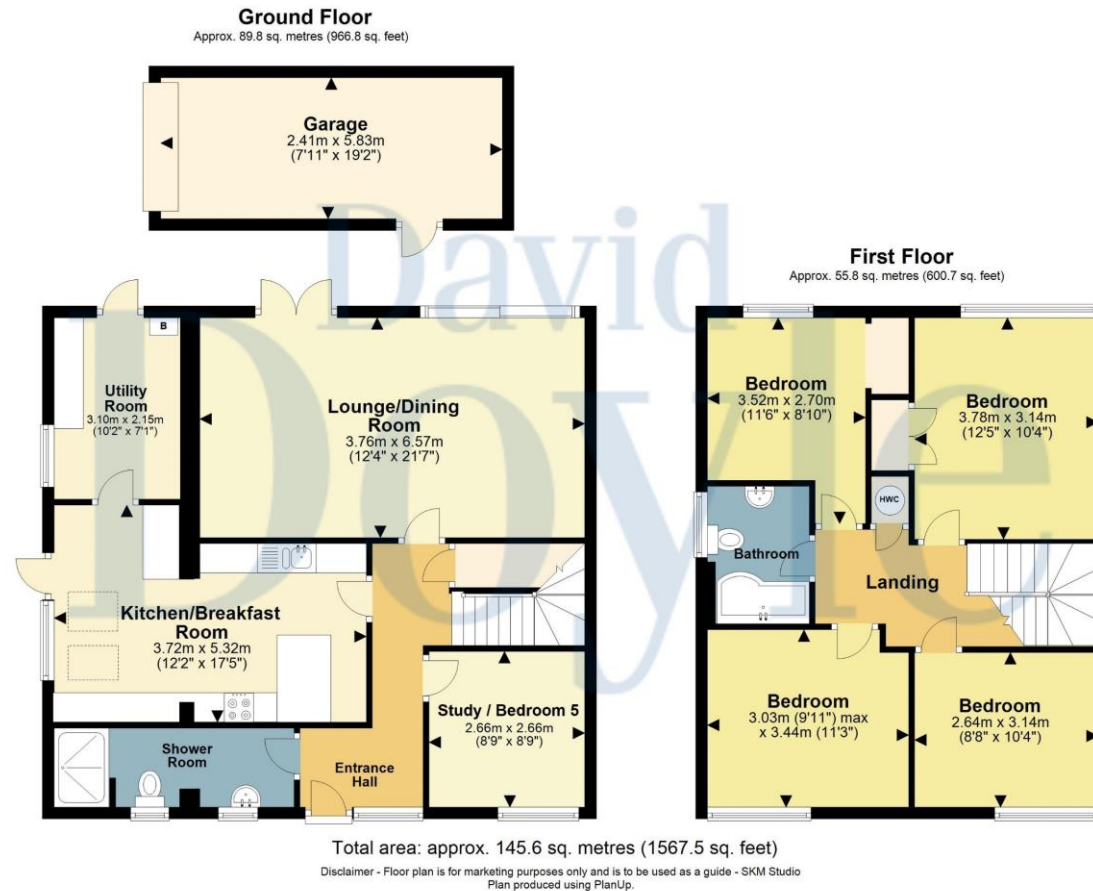
David
Doyle

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



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