

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**7 Russell Place
Boxmoor
HP3 9AT**

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OIEO £350,000 Freehold



David Doyle are delighted to offer to the Sales Market this attractive 2 bedroom character property situated in this popular Boxmoor location close to excellent amenities including shops, schools and the Mainline Railway Station with links to London Euston. Offered in good order throughout, the accommodation comprises a front door opening to the porch area leading to the living room offering a working fireplace, stripped wooden flooring and a door to the dining room with stairs to the first floor and a useful study area under, a feature fireplace and opening to the beautiful recently refitted kitchen with a vast range of wall and base units, an integrated oven and hob, space and plumbing for white goods and coordinating wooden work surfaces with complimentary contemporary part tiled walls and a personal door leading to the rear garden. To the first floor is a landing with loft access and doors to two bedrooms, the master of excellent size with stripped wooden flooring and bedroom two being of good size and leading to the beautiful refitted family bathroom fitted in white to include a bath and a walk in

shower with complimentary chrome sanitary ware. Externally, the rear garden is well arranged with a lawn leading to a lovely decked seating area to the gardens end and fenced boundaries. To the front of the property there is a cottage garden with walled boundaries and a path leading to the front door. Further benefits include Gas Central Heating, Double Glazing and ample street parking. An appointment to view is highly recommended to appreciate this lovely home.

Two Bedroom Cottage

Popular Boxmoor Situation

Two Reception Rooms

Bathroom Refitted in 2020

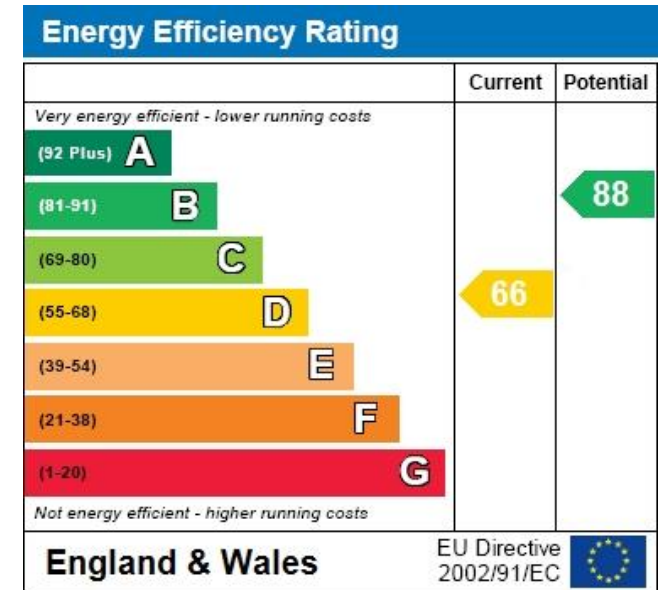
Kitchen Refitted in 2021

Landscaped Rear Garden

Character Features

Close To Amenities & Station

Call To View



**David
Doyle**

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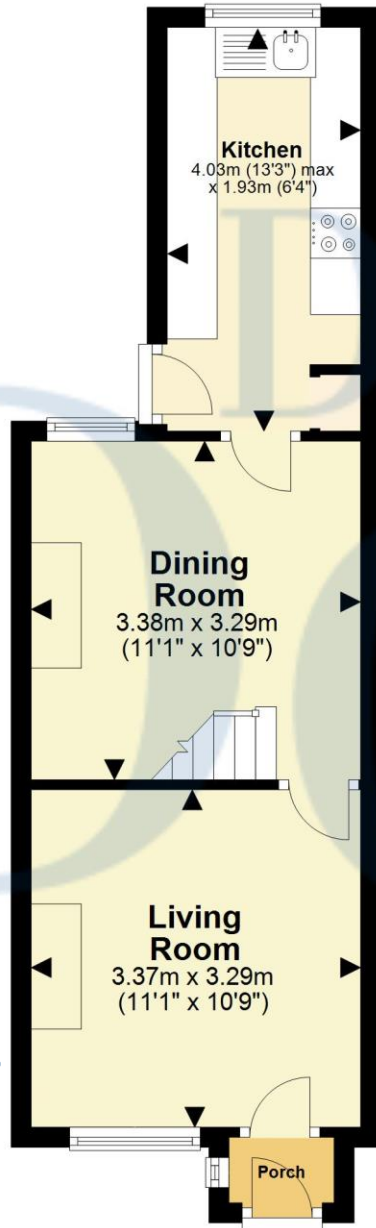


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Call **01442 248671** to arrange a viewing or register an interest

Ground Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.0 sq. feet)



**7 Russell Place Boxmoor
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