

David Doyle

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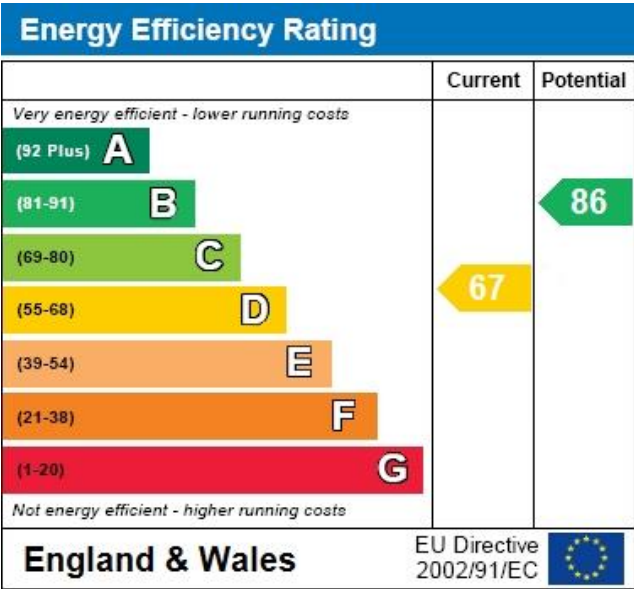
Guide Price £450,000 Freehold



David Doyle are delighted to present to the sales market this rarely available two double bedroom bay fronted cottage situated in this popular Boxmoor side road conveniently located for local shops, schools and Mainline Railway Station. This spacious and well planned property boasts flexible accommodation comprising to the ground floor an entrance porch opening to the living/dining room with quality wooden flooring, a bay window to the front aspect, an inset fireplace with a log burner, stairs to the first floor with a study area under and opening to the lovely bright kitchen/breakfast room which is spacious and offers a range of wall and base units, coordinating work surfaces, an integrated oven and hob, space and plumbing for white goods and patio doors opening to the rear garden. The first floor boasts two double bedrooms, the master of excellent size and a beautiful recently refitted contemporary family bathroom fitted in a white suite with chrome sanitary ware and a cupboard housing the boiler (replaced in 2018) all accessed from the spacious landing, also

with a hatch to a part boarded loft. Externally, the rear garden is a particular feature of the property being well maintained and arranged with a patio seating area with steps leading to lawn, mature shrub and plant borders, a shed to the garden's end, fenced boundaries and covered access to the front of the property offering a cottage style garden with walled boundaries. Coming to the market in pristine condition and with the benefit of no upper chain, 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 offers an excellent service to London Euston (26 mins).



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.

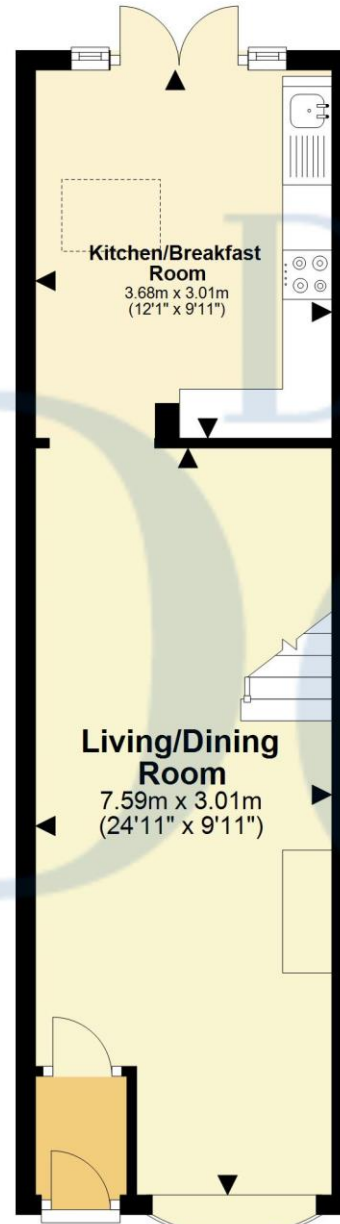


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Call **01442 248671** to arrange a viewing or register an interest

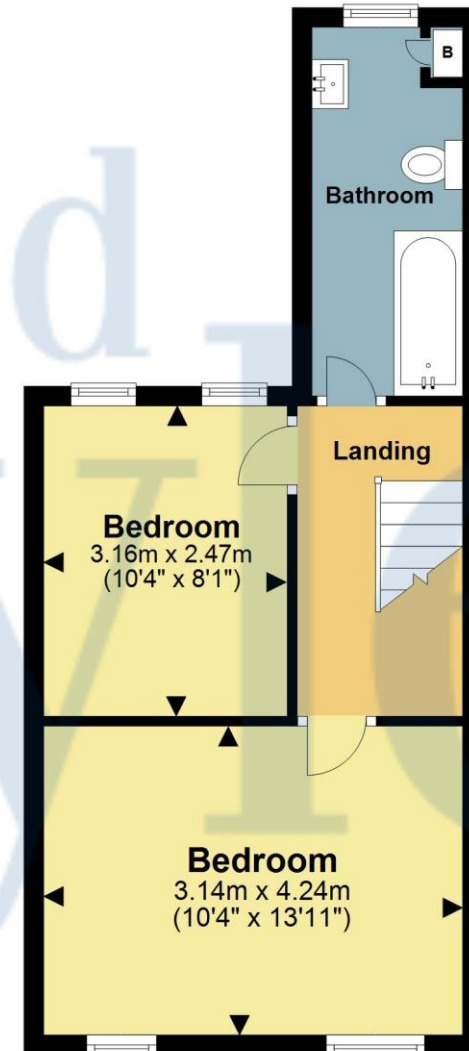
Ground Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



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