

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



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Guide Price £410,000 Licensed



David Doyle are delighted to offer to the Sales Market this attractive 2 Double 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 dual aspect living/dining room offering quality wide strip wood effect flooring, stairs to the first floor and opening to the beautiful recently refitted kitchen with a vast range of wall and base units, an integrated oven and hob and space and plumbing for white goods and coordinating wood effect work surfaces leading to a useful study area with space to work and french doors opening to the rear garden. To the first floor is a spacious landing with doors to two excellent double bedrooms and a generous four piece family bathroom fitted in a white suite with chrome sanitary ware and loft access. Externally, the rear garden is private and well arranged with with steps to a lawned area with mature plant and shrub borders, a shed, fenced

boundaries and gated side access to the front of the property which has 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.

‘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).

2 Double Bedroom Character Home

4 Piece First Floor Family Bathroom

Good Condition Throughout

Boxmoor Situation

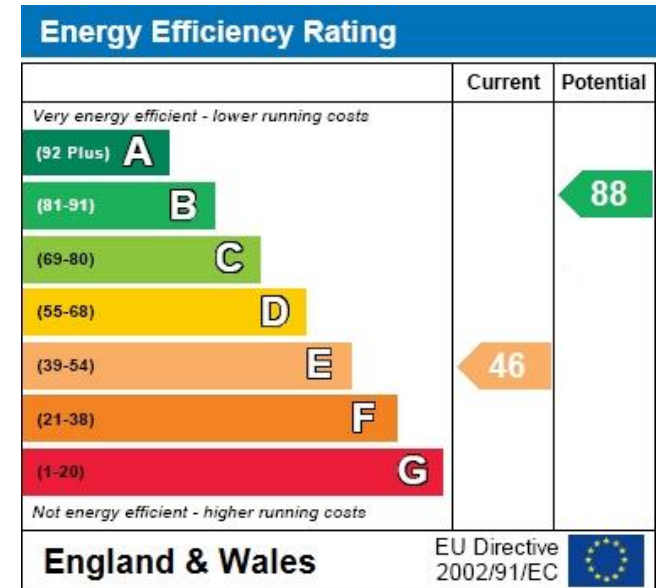
Private Rear Garden

Dual aspect Living/Dining Room

Beautiful Refitted Kitchen

Study Area

Call To View



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



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