

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

Guide Price £410,000 Licenced











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).

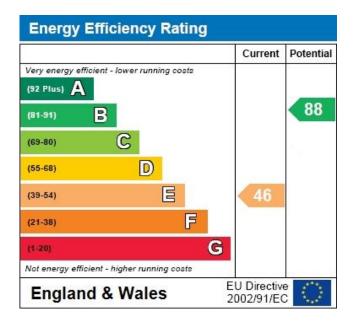
- 2 Double Bedroom Character Home
- 4 Piece First Floor Family Bathroom
- Good Condition Throughout
- **Boxmoor Situation**
- Private Rear Garden

Dual aspect Living/Dining Room

Beautiful Refitted Kitchen

Study Area

## Call To View

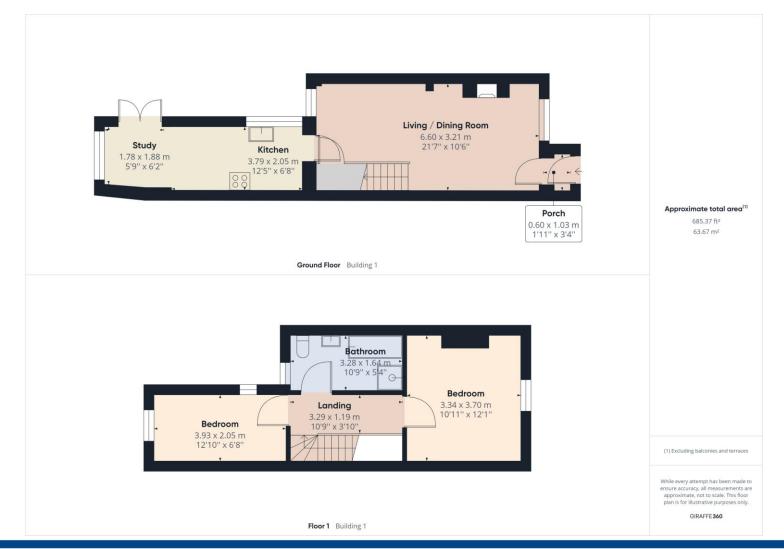




David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer 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 of 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 use. Intending purchasers must seek confirmation direct from the relevant Local Authroly. (5) DD has any authority to enter into any contract, nor make or give any warranty or representation on thatsover i 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/ise.



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



8 Russell Place Boxmoor Hertfordshire HP3 9AT



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