

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



**56 Kingsland Road**  
**Boxmoor**  
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**Offers Over £500,000** Freehold



This superbly presented 2 Bedroom semi detached character cottage has been beautifully refurbished by the current owners. The property is situated in this highly sought after road in the heart of Boxmoor `Village` and is conveniently located for sought after schooling, local shops, amenities, Blackbirds Moor and Hemel Hempstead main line station with it`s links to London Euston. The property offers spacious and well arranged accommodation. To the ground floor the property offers a generous Lounge Dining Room, an Impressive open plan Kitchen Sitting Room with a sky light and patio doors that open on to the Rear Garden and a Shower Room. The first floor boasts 2 Bedrooms and a luxuriously refitted Family Bathroom. Externally the property benefits from a pleasantly private Rear Garden. With double glazing and gas heating to radiators **VIEWING 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 (Hemel Hempstead) offers an excellent service to London Euston (26 mins).

**Superbly presented 2 Bedroom semi detached character cottage**

**Highly sought after Boxmoor location**

**Generous Lounge Dining Room**

**Impressive open plan Kitchen Sitting Room**

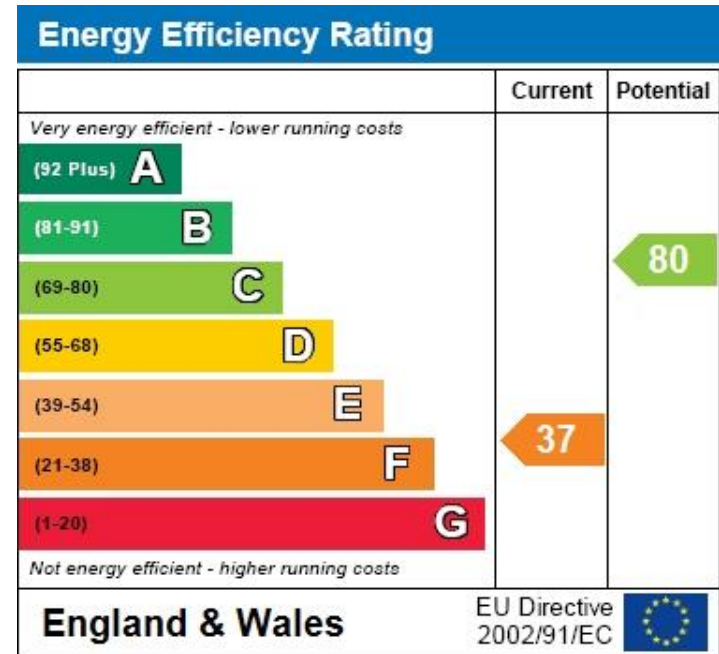
**First floor Bathroom. Downstairs Shower Room**

**Pleasantly private Rear Garden**

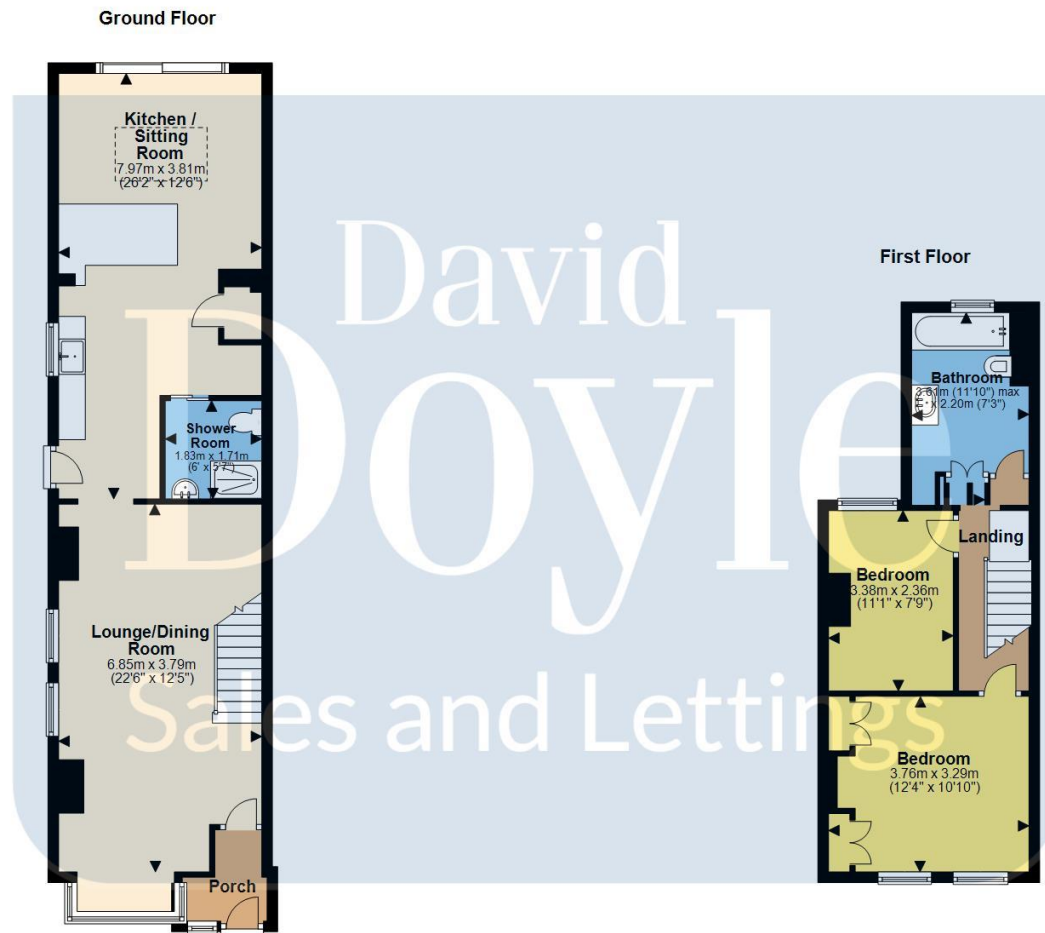
**Double glazing**

**Gas heating to radiators**

**VIEWING IS A MUST**



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



Total area: approx. 90.7 sq. metres (976.6 sq. feet)

This floor plan is not to scale and is to be used for layout guidance only, whilst every care is taken in the preparation of this plan any measurements should NOT be relied upon, please check all dimensions and shapes before making any decisions reliant upon them. Windows and door openings are approximate.  
Plan produced using PlanUp.

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