

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**40 Moorland Road
Boxmoor
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Offers Over £950,000 Freehold



David Doyle are thrilled to offer to the sales market, this rarely available five bedroom detached property with a garage and driveway situated in one of Boxmoor's premier roads close to excellent amenities, highly regarded schooling and Hemel Hempstead railway station offering excellent links to London Euston. Boasting square footage of over 2600 sq ft and with accommodation arranged over three floors, this wonderful property offers spacious and versatile accommodation. The extended ground floor comprises a spacious entrance hall with stairs to the first floor and doors to a guest cloakroom, a formal sitting room, a beautiful refitted kitchen with built in appliances, granite work surfaces and a distinct dining area with patio doors offering lovely views to the rear garden. Accessed from the kitchen is the fantastic lounge with an area that could be used for dining and steps down to the exceptional living area which has bi fold doors, also opening to the rear garden. To the first floor are three bedrooms, the master with a walk in wardrobe and ensuite, a spacious landing

and a refitted family bathroom. To the second floor are two further double bedrooms, both with ample eaves storage and views to the rear aspect. Externally, the garden is a particular delight, being generous in size and arranged with a patio seating area and steps leading to lawn with mature plant and shrub borders, fenced boundaries, a shed to one side and access to the front of the property which boasts a driveway and leading to the garage accessed via an up and over door. Being offered to the sales market for the first time in many years and with the huge benefit of NO UPPER SALES CHAIN, we highly recommend an internal viewing to appreciate all this home has to offer.

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.

Detached Family Home

Five Bedrooms

Premier Boxmoor Location

Three Reception Rooms

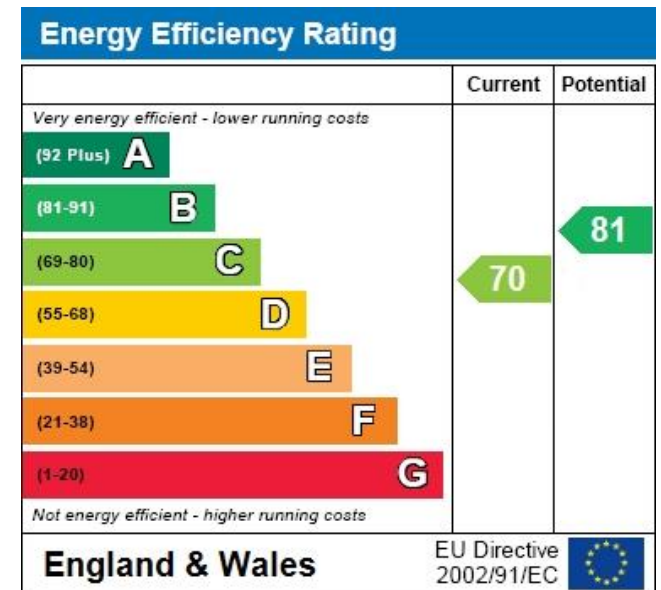
Well Presented Throughout

Close To Schools & Station

Ensuite To Master

Over Three Floors

NO UPPER CHAIN

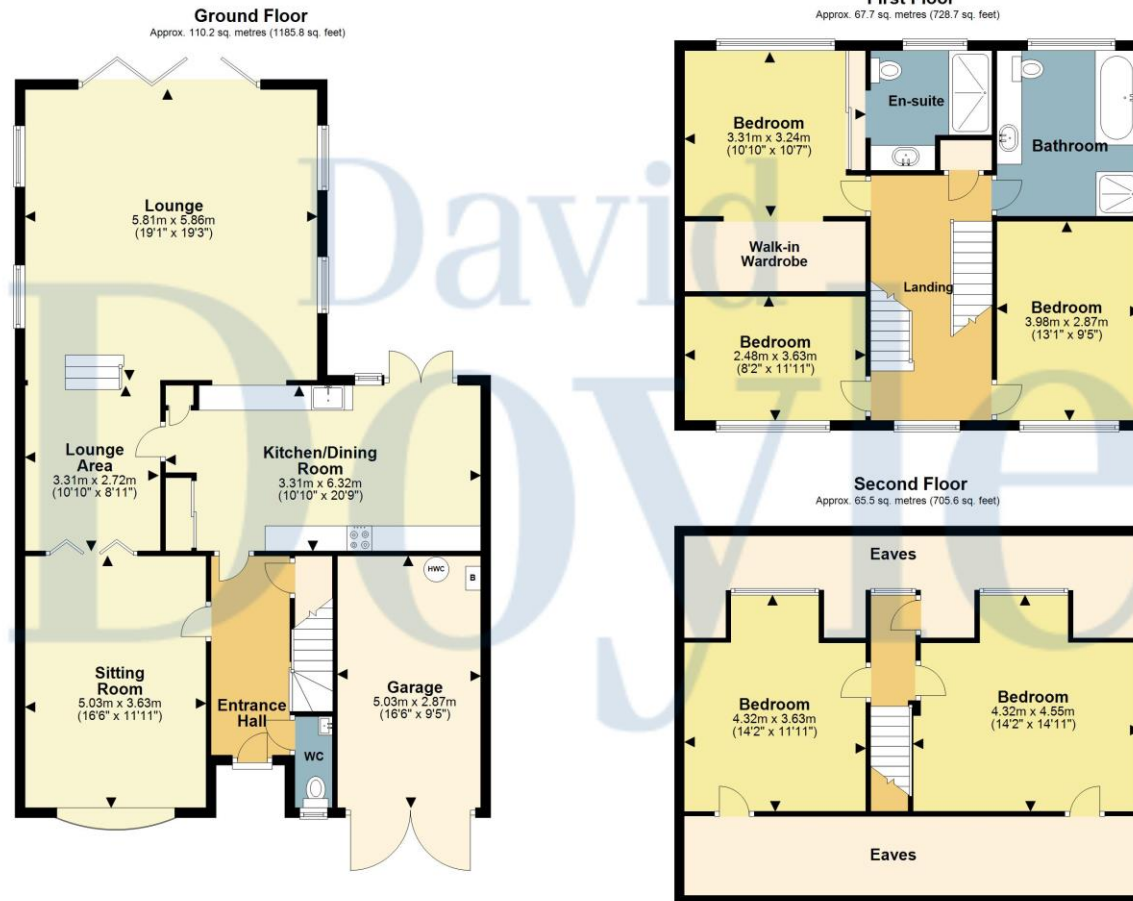


David
Doyle

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



Total area: approx. 243.4 sq. metres (2620.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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