

**142 St. Johns Road**

**Boxmoor**

**HP1 1NR**

David  
**Doyle**  
Sales and Lettings

Guide Price £475,000 Freehold



David Doyle are excited to offer to the sales market this exceptional character cottage with a driveway and garden situated in the heart of Boxmoor, overlooking 'The Moor' and close to the village centre, amenities and highly regarded schooling. The property has been extensively updated and lovingly maintained by the current owner and its extended ground floor accommodation comprises an entrance porch opening to the living room with views to the front aspect, a log burning fire, quality wooden flooring leading to an inner lobby with doors to a utility cupboard, guest Wc and opening to a cosy sitting area leading to the handmade, bespoke 'Harvey Jones' fully integrated kitchen arranged with wall and base units, granite work surfaces and up stands and double glazed doors leading to the rear garden. Stairs from the sitting area lead to the first floor offering a landing with doors to two bedrooms, the master of generous size and enjoying views of The Moor, a refitted contemporary shower room and a fixed staircase leading to the useable loft space with eaves storage and housing the recently installed boiler. Externally, the property benefits from a generous private rear garden, paved with low maintenance in mind, with a shed to the gardens end and fenced boundaries. To the front of the property is a driveway providing off street parking and a mature garden with colourful trees, plants and shrubs. Viewing is strongly 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 offer an excellent service to London Euston (26 mins).

Two Bedroom Character Cottage

Useable Loft Space

Driveway

Sought After Position Overlooking Boxmoor

Close To Amenities & Schools

Excellent Order Throughout

Extended Ground Floor Accommodation

Bespoke `Harvey Jones` Kitchen

Viewing Advised

Council Tax Unknown

Tenure -Freehold

 <p>Ground Floor</p>	 <p>Floor 1</p>	<p>Approximate total area<sup>(1)</sup></p> <p>791.88 ft<sup>2</sup> 73.57 m<sup>2</sup></p> <p>Reduced headroom</p> <p>38.24 ft<sup>2</sup> 3.55 m<sup>2</sup></p> <p>(1) Excluding balconies and terraces</p> <p><input type="checkbox"/> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>
 <p>Floor 2</p>		







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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