

David Doyle

 **MAYFAIR**
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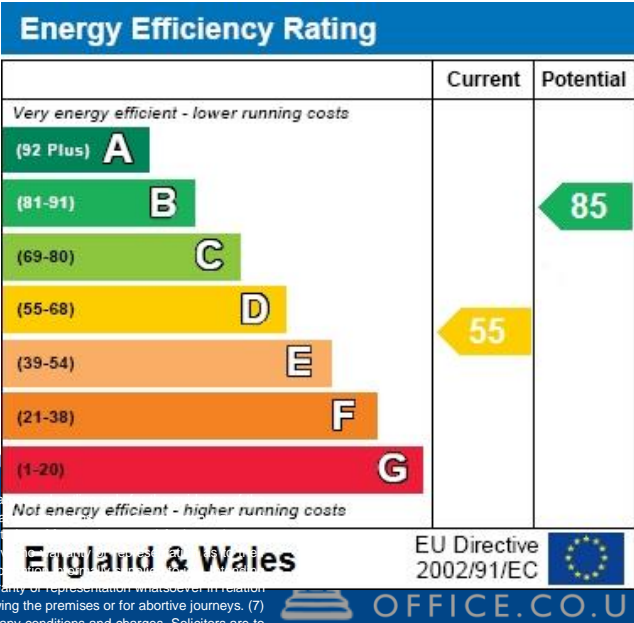
Price £425,000 Freehold



David Doyle are pleased to offer to the sales market this rarely available and superbly presented two double bedroom end of terrace character home with extended living accommodation, parking to the rear and a detached outhbuilding/office/potential annexe situated in this popular Boxmoor location close to excellent amenities, highly regarded schooling and Hemel Hempstead Mainline Railway Station offering excellent links to London Euston. Offering a wealth of retained period features and character charm, the accommodation comprises an entrance hall with stairs to the first floor and a door to the cosy sitting room with a double glazed window to the front aspect, a feature fireplace and fitted cast iron multi- fuel log burning stove and opening to the refitted kitchen offered with a range of shaker style wall and base units, coordinating wooden work surfaces, part tiled walls, integrated appliances, space and plumbing for white goods and quality wide plank wooden flooring continuing through to the lovely dining room with panelled walls,a double glazed window to the rear aspect and

personal door opening to the garden. To the first floor is a landing with loft access and doors to two double bedrooms, the master with fitted wardrobes and far reaching views. Finishing the accommodation is the fully tiled family bathroom fitted with a white suite and chrome sanitaryware. Externally, the rear garden is a lovely feature of the property, arranged with a patio seating area and laid to lawn with mature plant and shrub borders, fenced boundaries and a pathway to the gardens and thefantastic detached out building benefiting from wooden flooring, double glazed windows and with the potential to be made into a self contained annexe as it is easily accessible from the rear where there is also a shed and space to park a vehicle. To the front of the property is a further attractive garden area with mature plants and shrubs, a picket fence and steps leading to the front door. Offered in excellent condition throughout and with the benefits of bespoke shutters to the double glazed windows and gas central heating, an internal viewing is highly recommended.

- Two Double Bedroom Property
- Character Features
- Lovely Boxmoor Situation
- Extended To The Ground Floor
- Lovely Garden
- Outbuilding/Annexe
- Parking To Rear
- Excellent Decor
- Convenient For Amenities
- Viewing Advised



David Doyle

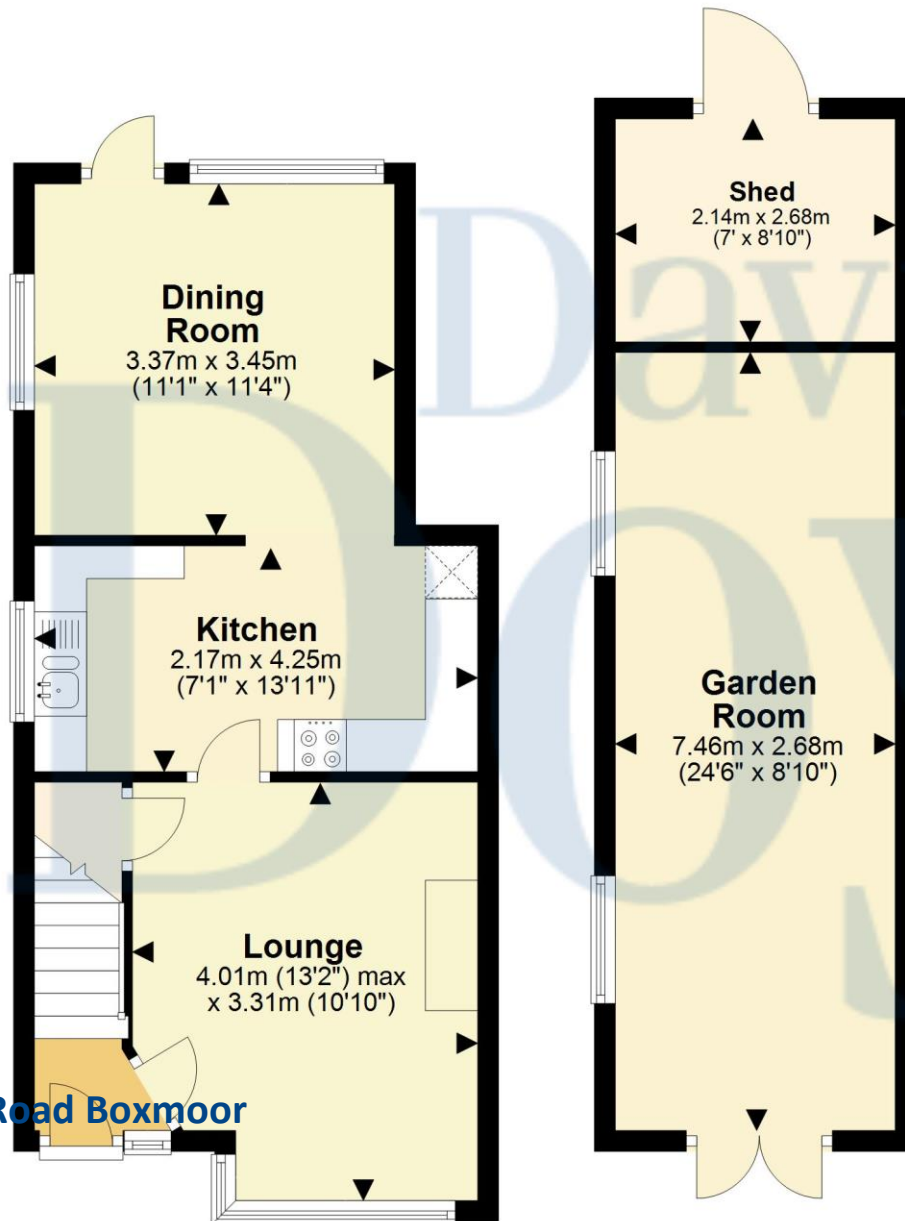
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Call **01442 248671** to arrange a viewing or register an interest

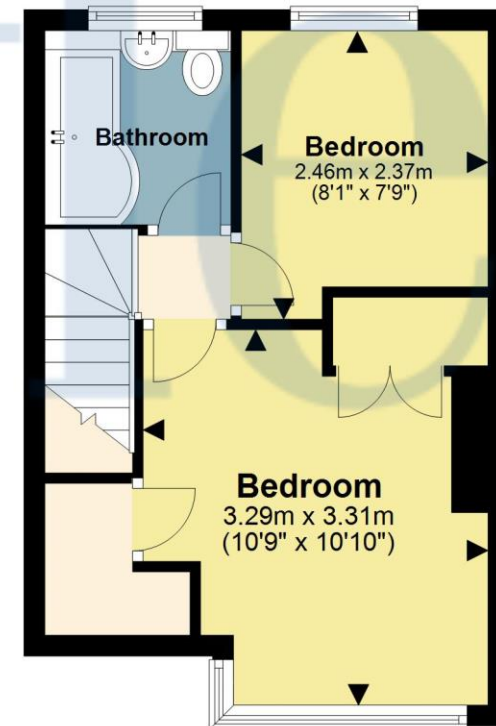
Ground Floor

Approx. 63.4 sq. metres (682.3 sq. feet)



First Floor

Approx. 25.9 sq. metres (278.7 sq. feet)



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Total area: approx. 89.3 sq. metres (961.0 sq. feet)

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