

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



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Offers in Excess of £450,000



David Doyle are delighted to offer to the Sales Market this semi detached character home located in one of Boxmoor`s most premier situations close to the Village Centre, highly regarded schooling and Hemel Hempstead Mainline Railway Station offering excellent links to London Euston. The property has been extensively updated and extended by the current owner yet retains a wealth of charm. The accommodation comprises a traditional front door opening to the living room with stripped wooden flooring, an attractive fireplace, bespoke mantle and shelving leading to the separate dining room which is of generous size and with stairs to the first floor and access to the basement which is used by the current owners as an office and benefits from tiled flooring and a range of fitted cupboards. Also accessed from the dining room is the kitchen, fitted in a contemporary yet traditional style and offered with a range of wall and base units, wooden work surfaces, an integrated oven and hob and a ceramic sink with copper mixer taps. Steps from the kitchen lead down to the beautiful utility/sun room with

parquet flooring, a cupboard with space and plumbing for white goods, patio doors leading to the garden and a door leading to the beautiful contemporary fully tiled shower room. To the first floor is a landing with loft access and doors to two generous bedrooms, both with stripped wooden flooring and the Master offering a range of fitted cupboards. Finishing the first floor accommodation is the family bathroom fitted with a traditional white suite and chrome sanitary ware. Externally the rear garden is a particular feature of the garden being of good size, south facing, pleasantly private and arranged with a recently paved copper slate patio seating area, steps leading to lawn with mature plants and shrubs, shingled pathway, a shed with power to the gardens end and fenced boundaries. To the front of the property is a further attractive mature plant and shrub garden with walled boundaries. Offered in lovely decorative order throughout, an internal viewing is a must to appreciate this beautiful 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).

Period Cottage

Two Double Bedrooms

Two Reception Rooms

Extended To Ground Floor

Boxmoor Village Location

Beautiful Condition Throughout

Ground Floor Shower Room And First Floor Bathroom

Basement Office

South Facing Garden

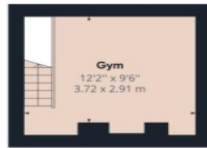
Viewing Advised

David
Doyle

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



Floor -1



Ground Floor

Approximate total
809.12 ft²
75.17 m²



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