

David Doyle

 **MAYFAIR**
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**107 Northridge Way
Boxmoor Borders
HP1 2AG**

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Price £475,000 Freehold



David Doyle are delighted to offer to the market this very well presented four bedroom family home situated in this popular HP1 residential location close to highly regarded schooling, local amenities and Hemel Hempstead mainline Railway station offering excellent links to London Euston. The property has been updated by the current owners and a viewing is much advised to appreciate this excellent home. The Ground floor accommodation comprises an entrance hall with stairs to the first floor and a door to the bright lounge with an attractive open fire and mantle leading to the separate dining room with patio doors leading to the rear garden. Accessed from the dining room is the large fitted kitchen, arranged with a range of floor and wall mounted units, coordinating work surfaces and space and plumbing for white goods.. The first floor boasts a landing with loft access and doors to four well proportioned bedrooms and the refitted four piece family bathroom arranged with a white suite including a stand alone shower and chrome sanitary ware. Externally, the property

benefits from a beautiful rear garden attractively arranged with paved seating areas, plenty of space for potted plants, a brick built shed and fully tiled WC, a greenhouse to the gardens end, fenced boundaries and gated access. To the front of the property is a further mature garden area with hedged borders. Offered in tasteful decorative order throughout and with a neutral palette, benefits include gas central heating and double glazing, an internal viewing is strongly advised.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Four Bedroom Family Home

Two Reception Rooms

Overlooking A Green

Close To Boxmoor Village & Mainline Station

Tasteful Decor Throughout

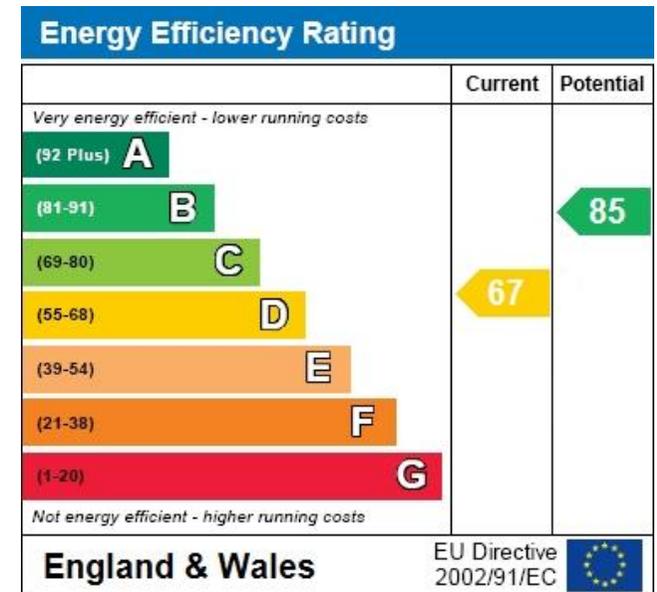
Lovely Rear Garden

Rear Access

Current Owners Rent Garage In Nearby Block

Good Schools Close At Hand

Viewing Advised



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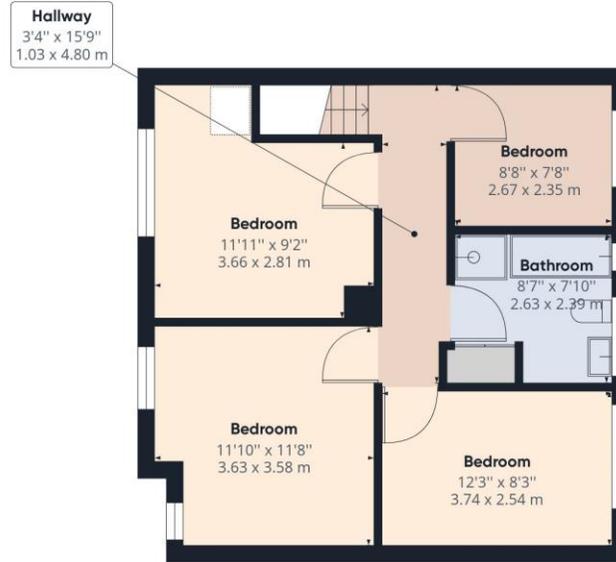
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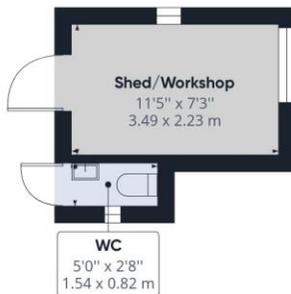
Call **01442 248671** to arrange a viewing or register an interest



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1116.14 ft²

103.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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