

David
Doyle

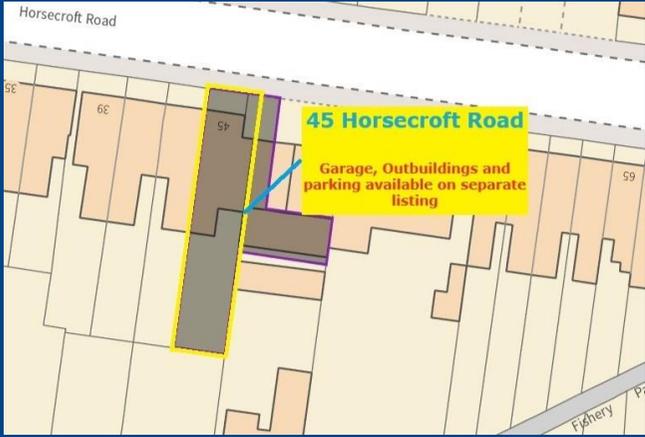
 **MAYFAIR**
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**45 Horsecroft Road,
Boxmoor, Hemel
Hempstead,
Herts SG12 0JH**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Offers in Excess of £475,000



**** CALL NOW TO ARRANGE APPOINTMENT **** Rarely available three bedroom character property situated on this prestigious Boxmoor side road close to all amenities and Hemel Hempstead Mainline Railway Station offering excellent links to London Euston. The property would benefit from some updating and is arranged over three floors with a large dual aspect living/dining room, fitted kitchen and utility area, three double bedrooms, two bathrooms. Externally, the rear garden is of excellent size with a covered side passage, patio seating area, generous lawn and fenced boundaries. An ideal development opportunity. Offered with NO UPPER CHAIN, Viewing is by appointment only..

and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

Council Tax To Be Confirmed

Tenure - Freehold

‘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

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David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.

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

**45 Horsecroft Road, Boxmoor,
Hemel Hempstead,
Hertfordshire HP1 1PY**



Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671

45 Horsecroft Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1PY

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

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