

47b St Johns Road

Boxmoor

HP1 1QQ

David
Doyle
Sales and Lettings

Offers in Excess of £450,000 Freehold



A Detached Executive Three Bedroom family home situated in this exclusive Boxmoor position, well located for highly regarded schooling and the Village` centre with access to the Mainline Station offering links to London Euston. The accommodation is flexible and comprises a porch opening to a welcoming entrance hall with stairs to the first floor, under stairs storage cupboard and doors to generous kitchen/breakfast room with a vast range of quality wall and base units, wooden work surfaces, space and plumbing for appliances and a distinct dining/family area. A further spacious living room offering versatile space with bi fold doors to the front aspect completes the ground floor. The first floor boasts a landing with velux window and three bedrooms, two of which are generous doubles, one with an en suite and the refitted contemporary family bathroom. Externally the property benefits from a walled garden to the front and off street parking. With over 1100 square feet of accommodation and in this highly sought after situation, an internal viewing is recommended to really appreciate this excellent 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).

Rarely available 3 Bed Detached Family Home

Heart of Boxmoor Village

Open plan Kitchen/Dining Room

Living Room with Bi Fold Doors

Two Bathrooms

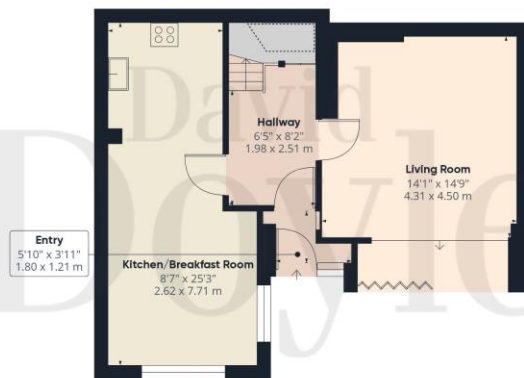
Double Glazing. Gas Central Heating

Driveway

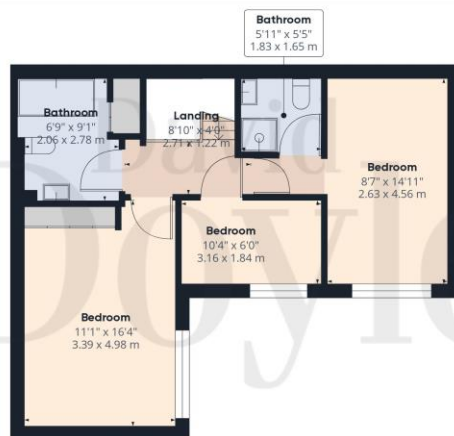
Well Presented Throughout

Excellent Location for Amenities, Schools And Mainline Railway Station.

Viewing Advised



Ground Floor



Floor 1



Approximate total area[®]
1116.03 ft²
103.68 m²


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.

GIRAFFE 360

Scan here for more details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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