

# David Doyle

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**58 Horsecroft Road  
Boxmoor  
HP1 1PY**

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**Offers in excess of £400,000** Freehold





David Doyle are pleased to offer to the sales market this rarely available two double bedroom end of terrace property in need of modernisation and located in this premier Boxmoor side road convenient for highly regarded schooling, the village centre and Hemel Hempstead mainline railway station offering excellent links to London Euston. The accommodation comprises an entrance hall with stairs to the first floor and a built in desk/office space under, two well proportioned reception rooms, a generous kitchen with fitted units and a distinct dining area leading to the inner hallway with rear access and the family bathroom. The first floor boasts a landing and two generous double bedrooms.

Externally, the property benefits from a mature rear garden with fenced boundaries and a gated cottage garden to the front of the property with hedged borders. Offered with the benefits of double glazing and gas central heating, an appointment to view is highly recommended to appreciate the potential this property has to offer.

'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).

Two Double Bedroom Character Cottage

Requiring Modernisation

Premier Boxmoor Situation

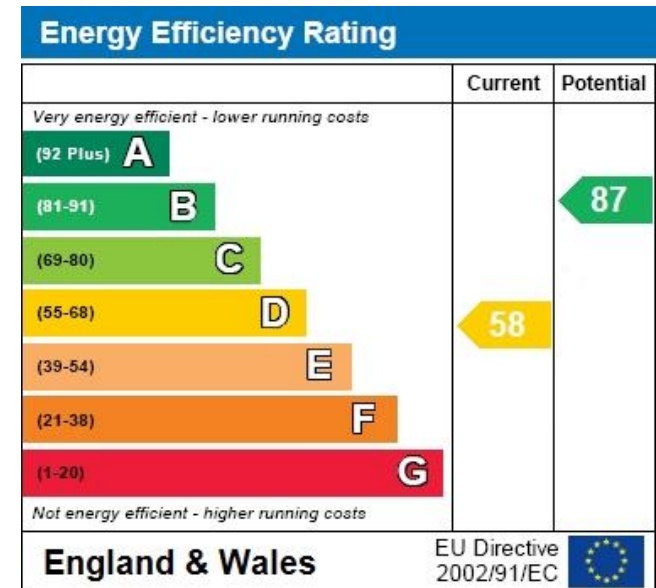
Close To Schools & Amenities

Two Reception Rooms

Mature Rear Garden

Gas Central Heating To Radiators

Viewing Advised



David  
Doyle

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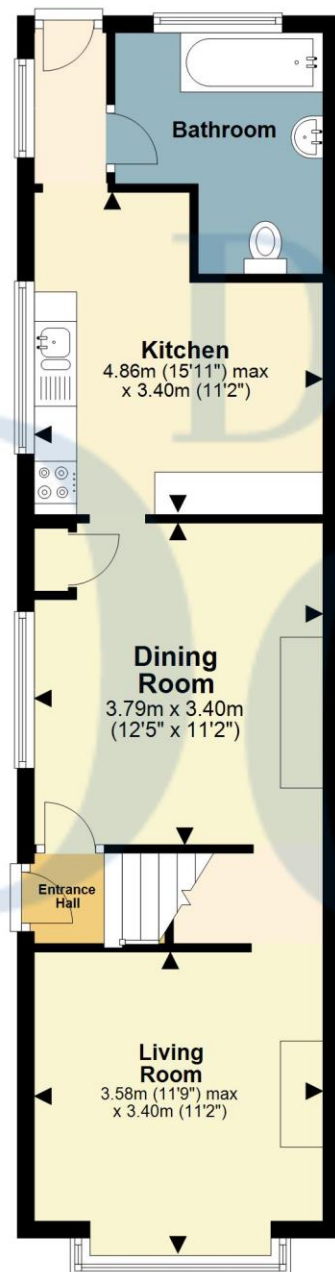
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Call **01442 248671** to arrange a viewing or register an interest

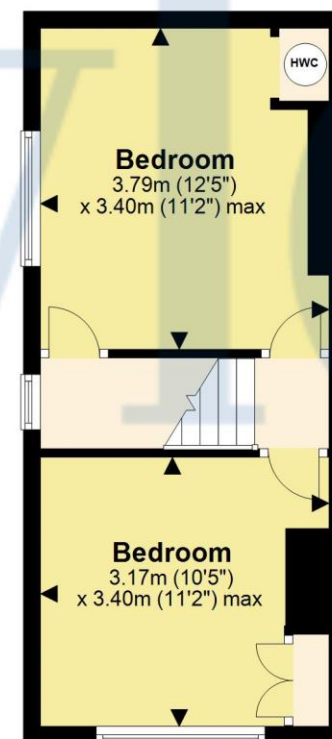
### Ground Floor

Approx. 48.1 sq. metres (517.6 sq. feet)



### First Floor

Approx. 28.0 sq. metres (301.2 sq. feet)



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