

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



54 Crouchfield
Boxmoor
Hemel Hempstead
HP1 1PD

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

Guide Price £725,000



Well presented and spacious 4 Double Bedroom Detached family home with private side road situation convenient for the 'Village' centre and with far reaching views towards countryside beyond. Ensuite to Shower Room to Master Bedroom. 3 Reception Rooms. Refitted Kitchen and Utility Room. Landscaped garden.

'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 main line railway station serves London Euston (26 mins)

Storm porch with outside light and panelled decoratively glazed front door to:-

ENTRANCE PORCH

Double glazed picture window. Radiator. Oak wood strip flooring. Cloaks cupboard. Stairs to first floor with turned balustrade.

LOUNGE

Spacious triple aspect room with 2 double glazed windows and a further pair of double glazed French doors with matching double glazed side panels opening to rear garden. Oak feature fireplace with fitted coals burning real flame effect gas fire and oak mantle over. 2 radiators. Oak wood strip flooring.

FAMILY ROOM

Double glazed window. Radiator. Oak wood strip flooring.

DINING ROOM

Spacious dual aspect room with a pair of double glazed french doors with matching double glazed side panels opening to the patio and rear garden. Further double glazed french door to side. Radiator. Karndean flooring.

KITCHEN

Refitted with a 'Franke' 1½ bowl single drainer stainless steel sink unit with mixer tap and a range of matching wall and floor mounted light 'oak' fronted units comprising both cupboards and

drawers and with the benefit of concealed lighting and matching cornices, pelmets, plinths and pan drawers. Colour co-ordinated roll top work surfaces and part tiled walls. Integrated stainless steel gas hob with concealed extractor hood over. Integrated stainless steel fan assisted oven and grill. Integrated dishwasher and fridge freezer and automatic washing machine behind matching light 'oak' fronts. Shelved larder cupboard. Karndean flooring. Double glazed window.

UTILITY ROOM

Refitted with a 1½ bowl single drainer sink unit with mixer tap and a range of matching wall and floor mounted light 'oak' fronted units comprising both cupboards and drawers and with the benefit of concealed lighting and matching cornices, pelmets and plinths. Matching light 'oak' fronted decoratively glazed display cupboard and pan drawers. Colour co-ordinated roll top work surfaces and part tiled walls. Fitted cooker with extractor hood over.. Karndean flooring.

SHOWER ROOM/WET ROOM

Refitted in white with chrome fittings and comprising fitted shower unit, pedestal wash hand basin and low level WC. Matching chrome heated towel rail. Colour co-ordinated wall and floor tiling. Extractor fan. Double glazed window.

FIRST FLOOR

LANDING

Radiator. Large shelved storage cupboard. Airing cupboard. Access to part boarded loft space via pull down loft ladder.

MASTER BEDROOM

Double glazed window with far reaching views towards countryside beyond. Radiator.

ENSUITE SHOWER ROOM

Fitted in white suite with chrome fittings and comprising fully tiled shower cubicles with fitted 'Grohe' shower unit, pedestal wash hand basin and low level WC. Radiator. Chrome recessed ceiling lighting. Extractor fan. Shaver power point and light. Karndean flooring. Fitted wall cupboard. Double glazed window.

BEDROOM 2.

Double glazed window again with far reaching views. Radiator. Double width maple fronted wardrobe.

BEDROOM 3.

Double glazed window. Radiator. Full height light oak fronted fitted wardrobe and chest of drawers

BEDROOM 4.

Double glazed window. Radiator.

BATHROOM

White suite with chrome fittings and comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level WC. Matching chrome heated towel rail. Colour co-ordinated wall tiling with decorative border tile. Karndean flooring. Double glazed window.

OUTSIDE

BRICK BLOCKED DRIVEWAY

Providing extensive off road parking facilities. Brick retaining wall to the property's front curtilage. Gates side access via both sides of the property to the rear garden.

LARGE GARDEN SHED/OUTBUILDING

With window, power and light. Fitted tumble drier and freezer..

REAR GARDEN

An attractive feature of the property being established, landscaped and pleasantly private. The garden is arranged with 3 paved patios and an area laid to lawn with variegated and established herbaceous borders. Ornamental garden pond with rockery and water feature. Further garden shed with power. Fenced boundaries.

ADDITIONAL INFORMATION

We understand from the vendors that all the carpets, curtains, blinds and light fittings are included in the sale.

H11764

See floorplan for measurements

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



CROUCHFIELD, HP1 1PD

APPROX. GROSS INTERNAL FLOOR AREA 1767 SQ FT / 164 SQ M.

DAVDBOX6819-FC: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT: THE IMAGE TAILOR LTD. 2014.

**54 Crouchfield, Boxmoor,
Hemel Hempstead, HP1 1PD**



MAYFAIR
OFFICE.CO.UK

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