

David Doyle

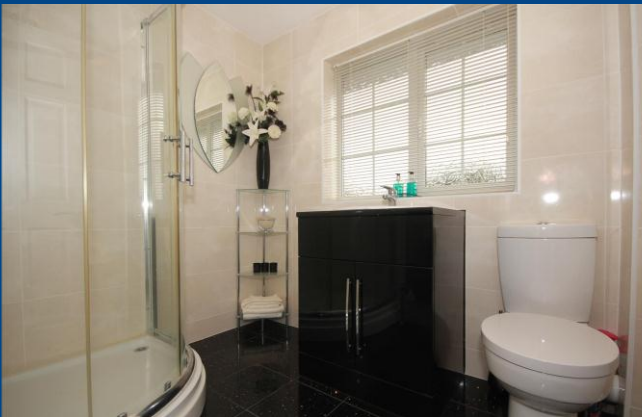
 **MAYFAIR**
OFFICE.CO.UK



11 Gravel Hill Terrace
Boxmoor
Hertfordshire
HP1 1RH

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

Guide Price £925,000 Freehold



Rarely available, refurbished and well presented 4 or 5 bedroom detached family home with large extended living accommodation, exclusive residential situation and delightful 140` approx landscaped and private south facing rear garden. 3 Reception rooms. Outstanding semi open plan Sitting Room / Dining Room / Kitchen with bi-fold doors opening on to the rear garden. Luxuriously refitted Kitchen / Breakfast Room with high quality `Simstone` work surfaces. Double glazing. Gas heating to radiators.

‘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)

STORM PORCH

With Panelled double glazed front door to :-

ENTRANCE HALL

Two double glazed windows. Stairs to first floor. Understairs storage cupboard. Cloaks hanging cupboard. Radiator.

DRAWING ROOM

Dual aspect with double glazed bay window and further double glazed window. Impressive feature Marble fireplace with matching hearth. Chrome recessed ceiling lighting. Wall lights. Radiator. Opening to :-

LOUNGE

Wall lights. Radiator. Opening to :-

KITCHEN/DINING ROOM/SITTING ROOM

An outstanding feature of the property being a spacious, multi purpose room currently divided into 3 distinct areas.

SITTING ROOM

Double glazed bi fold doors opening out to the rear gardens patio seating area. Chrome recessed ceiling lighting. Radiator.

DINING ROOM

Shelved understairs storage cupboard. Recessed ceiling lighting. Karndean flooring. Radiator.

KITCHEN

Recently refitted to a high standard with a 1½ bowl single drainer composite white sink with mixer tap and `Brita` filter water tap. Range of matching wall and floor mounted fronted units comprising both cupboards and drawers with the benefit of two glass fronted display units., pan drawers and a wine rack. High quality `Simstone` work surface with matching breakfast bar, splash back and up standings. Integrated John Lewis stainless steel double oven and grill. Integrated `NEFF` stainless steel 4 burner gas hob with an extractor hood over. Integrated `Zanussi` dishwasher. Integrated fridge freezer. Karndean flooring. Recessed ceiling lighting. Two double glazed windows.

UTILITY ROOM

Fitted with a Belfast sink and a range of matching wall and floor mounted units, colour co-ordinated work surface and part tiled walls. Tiled flooring. Space and plumbing for automatic washing machine, tumble dryer and further white goods. Tiled flooring. Matching cupboard housing wall mounted gas boiler. Double glazed door to side access.

DOWNSTAIRS CLOAKROOM

Refitted with a 2 piece suite in white with chrome fittings and comprising a wall hung wash hand basin and a low level WC. Chrome heated towel rail. Colour co-ordinated part tiled walls with decorative border tiling. Tiled flooring. Double glazed window.

FAMILY ROOM/BEDROOM 5

Dual aspect with 2 double glazed windows. Recessed ceiling lighting. Radiator.

FIRST FLOOR

LANDING

Access to boarded loft space with fitted light via a pull down loft ladder. Shelved airing cupboard. Doors to :-

MASTER BEDROOM

Dual aspect with double glazed bay window and further double glazed window. Range of fitted wardrobes and drawers to one wall. Wall lights. Radiator.

BEDROOM 2.

Double glazed window. Radiator.

BEDROOM 3.

Double glazed window. Fitted double wardrobe with matching drawers. Radiator.

BEDROOM 4.

Double glazed window. Fitted double wardrobe with matching drawers. Radiator.

BATHROOM

Fitted in white with chrome fittings and comprising a panelled bath with mixer tap and shower attachment, tiled shower cubicle with fitted rainfall shower and shower door. vanity unit with inset wash hand basin with storage under and a low level WC. Colour co-ordinated tiled walls. and flooring. Chrome heated towel rail. Chrome recessed ceiling lighting. Extractor fan. Two double glazed windows.

SHOWER ROOM

Fitted in white with chrome fittings and comprising of a tiled shower cubicle with fitted shower and shower doors, vanity unit with an inset wash hand basin with mixer tap and storage under and a low level WC. Colour co-ordinated `Porcelain` tiled walls and `Quartz` tiled flooring. Contemporary wall mounted radiators. Double glazed window.

OUTSIDE

DRIVEWAY

Brick block driveway providing excellent off road parking facilities with hedging to the properties front and side curtilage. Gated side access to :-

REAR GARDEN

Another outstanding feature of the property being landscaped, established and private south facing garden that extends to approximately 140` in length. The garden is arranged with `Indian Sandstone` patio seating areas and an area laid to lawn with variegated and established herbaceous borders. Well maintained garden pond. Dunster Homes Summer House with power and lighting. Garden shed. Outside lighting. Outside tap. Outside power point. Electric awning.

H11800

See floor plan for measurements.

David
Doyle

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 completion, 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 or caveat is available value, date 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 liabilities.

 **MAYFAIR**
OFFICE.CO.UK

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



GRAVEL HILL TERRACE, HP11RH
APPROX. GROSS INTERNAL FLOOR AREA 1851 SQ FT / 172 SQ M.
DAVDBOX13597-FC: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT: THE IMAGE TAILOR LTD. 2017.

11 Gravel Hill Terrace
Boxmoor
Hertfordshire
HP1 1RH

 **MAYFAIR**
OFFICE.CO.UK

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