

David Doyle

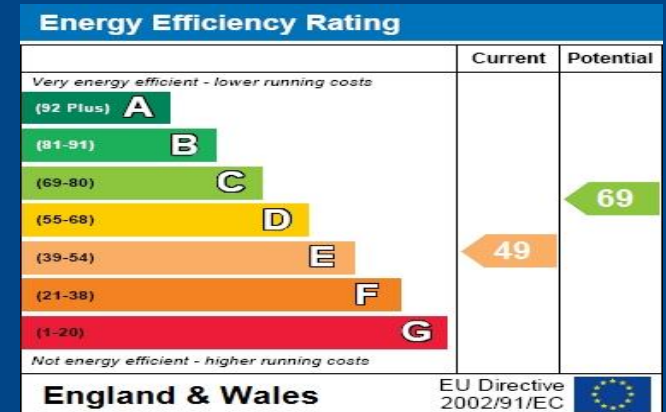
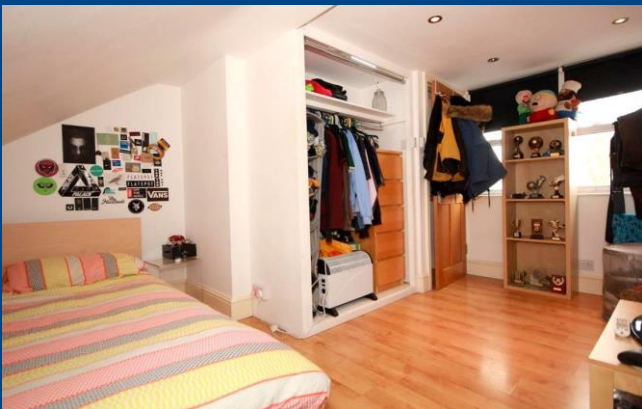
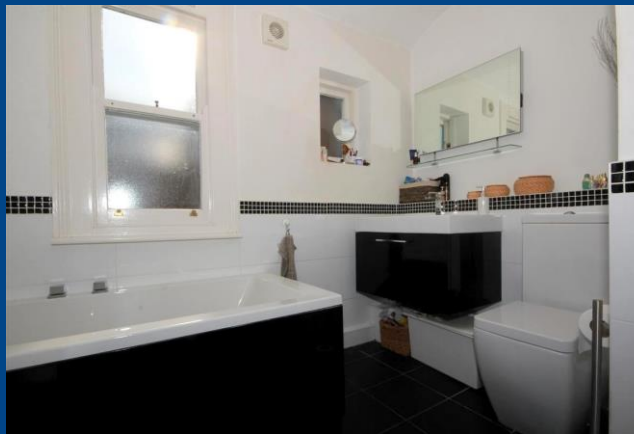
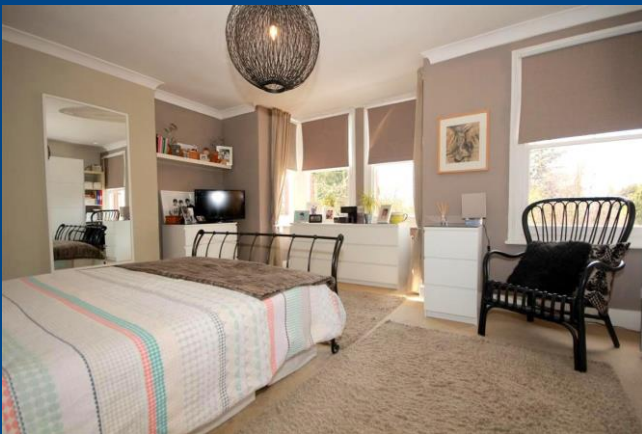
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Guide Price £775,000 Freehold



Spacious and superbly presented 4 Bedroom Semi-Detached Villa retaining considerable period features and charm. Exclusive and highly sought after residential situation in a private side road convenient for the 'village' centre and station. Refitted Ensuite Shower Room. Luxury fitted family bathroom. Lounge with feature fireplace. Family Room. Dining Room. Luxury fitted Kitchen/Breakfast Room. Downstairs Cloakroom. Gas heating to radiators. Landscaped Gardens.

'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 part glazed door with decorative glazing and brass door furniture to:-

ENTRANCE HALL

Of good size and with 'oak' wood strip flooring. Ornate coving to ceiling. Chrome recessed ceiling lighting. Shelved fitted cupboard. Further understairs storage cupboard with light. Stairs to first floor with old pine banister and turned balustrading.

CLOAKROOM

Matching 2 piece 'Heritage' suite in white with period style chrome fittings and comprising wash hand basin with tiled splashback over and low level WC with concealed cistern. Extractor fan.

LOUNGE

Square bay sash window to front aspect. Radiator. Feature fireplace with tiled hearth and fitted cast iron wood burning stove. Coving. Built in cupboard and shelving to one alcove and shelving to other. 'Oak' wood strip flooring.

FAMILY ROOM

Feature open fireplace with slate hearth and mantle over. 'Oak' wood strip flooring. Sash window to rear aspect. Coving.

KITCHEN/BREAKFAST

Fitted to a first class standard with bespoke handmade units. Double bowl butlers sink with 'chrome' mixer tap and a range of matching wall and floor mounted units comprising both cupboards and drawers and with the benefit of concealed lighting and matching cornices, pelmets and plinths. Matching corner carousel unit. Matching dresser unit with decoratively glazed display cupboards. Range of solid beech work surfaces and matching breakfast bar. Space for integral washing machine behind matching cupboard. Built in dishwasher with matching front. Concealed gas boiler behind matching cupboard. Colour co-ordinated part tiled walls. Terracotta floor tiling. 2 tubular column radiators. Chrome recessed ceiling lighting. Double glazed sash window to side aspect. Double glazed french doors to side with arched features. Double panelled part glazed folding doors opening into.

DINING ROOM

Impressive vaulted ceiling with 2 velux windows. Tubular steel radiator. Tiled floor. Double glazed bi-fold doors opening out to the rear gardens patio seating area.

FIRST FLOOR

LANDING

Of very good size with stairs to second floor with old pine banister and turned balustrading. Chrome recessed ceiling lighting.

MASTER BEDROOM

Spacious, light, master bedroom with high ceilings and square bay sash windows to front aspect. Further sash window to front aspect. Radiator. Coving.

BEDROOM 3.

Sash window to rear aspect. Radiator. Coving.

BEDROOM 4.

Sash window to rear aspect. Radiator. Coving. Airing cupboard.

BATHROOM

Fitted to a very high standard to include a high pressure water system. Bathroom fitted in a contemporary style with a luxury 4 piece suite in white with black gloss panelling and chrome fittings and comprising panelled bath, fully tiled double width shower cubicle with shower and rain fall shower over, designer style vanity unit with matching drawer under and low level WC. Matching chrome heated towel rail. Colour

co-ordinated part tiled walls with matching border tile over. Tiled floor. Chrome recessed ceiling lighting. Extractor fan. Double glazed sash window to side aspect. Further double glazed casement window to side aspect.

SECOND FLOOR

LANDING

Double glazed window to rear aspect. Eaves storage cupboard.

BEDROOM 2.

2 double glazed casement windows to rear aspect. Chrome recessed ceiling lighting. Fitted wardrobe. Chrome recessed ceiling lighting.

ENSUITE SHOWER ROOM

Fitted in a contemporary style in white with chrome fittings and comprising double width fully tiled shower cubicle with fitted shower unit, vanity unit with inset wash hand basin and matching drawer under and low level WC. Colour co-ordinated part tiled walls with decorative border tiling over. Tiled floor. Chrome recessed ceiling lighting. Extractor fan. Double glazed casement window to rear aspect.

OUTSIDE

FRONT GARDEN

Cottage garden arranged behind dwarf hedging to the property's front curtilage. Pathway to front door. Gated side access to rear garden.

REAR GARDEN

A delightful feature of the property being pleasantly private, landscaped and arranged with a paved patio and an area laid to lawn with variegated and established herbaceous borders. Water feature. There is a further patio seating area towards the garden's end. Garden shed. Outside tap and power. Fenced boundaries.

H12018

See floorplan for measurements

David
Doyle

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