

David Doyle

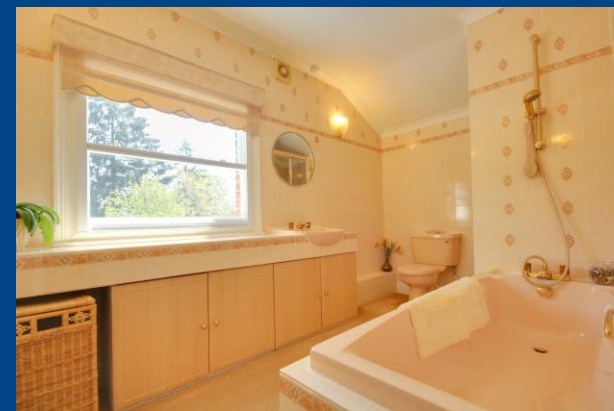
 **MAYFAIR**
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25 Sebright Road
Boxmoor
HP1 1QY

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

Guide Price £650,000 Freehold



Outstanding Edwardian Semi-Detached 'Villa' retaining a wealth of period features and charm and with glorious 170' landscaped gardens and highly desirable side road situation convenient for the 'village' centre and mainline railway station. 3 first floor Bedrooms. First floor Bathroom. Large extended living accommodation that includes 3 Reception Rooms and feature fireplaces. Kitchen/Breakfast Room. Utility Room. Downstairs Cloakroom

'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 quarry tiled step and panelled part glazed front door opening to:-

ENTRANCE HALL

Radiator. Original coving to ceiling, Stairs to first floor.

LOUNGE

Bay side window. Impressive feature "Slate" open fireplace with matching mantle and slate hearth. Radiator. Original coving to ceiling.

DINING ROOM

Pair of double glazed French doors opening to rear garden. Feature cast iron fireplace with matching mantle and slate hearth. Radiator.

SITTING ROOM

Bright dual aspect room with a glorious and private outlook over the large landscaped rear gardens. Double glazed window. Double glazed patio doors opening to the patio and rear garden. Radiator.

KITCHEN BREAKFAST ROOM

Fitted with a 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 matching cornices, pelmets and plinths. Colour co-ordinated roll top work surfaces and part tiled walls. Fitted extractor hood. Integrated larder style fridge behind matching 'Light Oak' front. Space and plumbing for dishwasher. Karndean flooring. Radiator. Double glazed window. Large under stairs storage cupboard.

UTILITY ROOM

Fitted with a single bowl single drainer stainless steel sink unit with mixer tap and a range of matching wall and floor mounted units comprising both cupboards and drawers. Colour co-ordinated roll top work surfaces and part tiled walls. Space and plumbing for automatic washing machine and tumble dryer. Space for further white goods. Gas boiler. Quarry tile flooring. Double glazed window. Panelled multi glazed door to side.

CLOAKROOM

Refitted in white with chrome fittings and comprising vanity unit with inset wash hand basin and matching cupboards under and low level WC. Colour co-ordinated roll top work surfaces. Radiator. Double glazed window.

FIRST FLOOR

GALLERIED LANDING

Of good size and with a radiator and access to loft space.

MASTER BEDROOM

Wonderfully spacious and with an impressive bay sash window and further window. Range of matching fitted wardrobes to one wall. Matching vanity unit with inset wash hand basin, tiled surround and splashbacks and matching cupboards under.

BEDROOM TWO

Sash window. Radiator. Range of matching fitted bedroom furniture including fitted wardrobes, chest of drawers and shelving.

BEDROOM THREE

Sash window. Range of matching fitted bedroom furniture including fitted wardrobes and chest of drawers.

BATHROOM

Pleasantly spacious and fitted with a matching four piece suite comprising panelled bath with mixer tap and shower attachment, shower cubicle with fitted shower unit, vanity unit with matching cupboards under, adjacent tiled work surface and low level WC. Colour co-ordinated part tiled walls with decorative feature tiling. Radiator. Sash window.

OUTSIDE

FRONT GARDEN

Arranged behind a dwarf brick retaining wall to the properties front curtilage and pleasantly arranged with a paved area and decorative herbaceous features. Shingled display area. Gated pathway to front door. Gated side access to:-

REAR GARDEN

An outstanding feature of the property being landscaped, established and pleasantly private gardens that extend to around 170' in length. The gardens are arranged with a number of paved patios and an area laid to lawn with variegated, established and abundant herbaceous features. Decorative trellised archway. Brick built BBQ. Further side garden with decorative herbaceous features. At the gardens end and accessed via a conifer hedge archway there is an area that is currently used for growing vegetables. Greenhouse. Garden shed. Outside tap. Outside light. Fenced boundaries.

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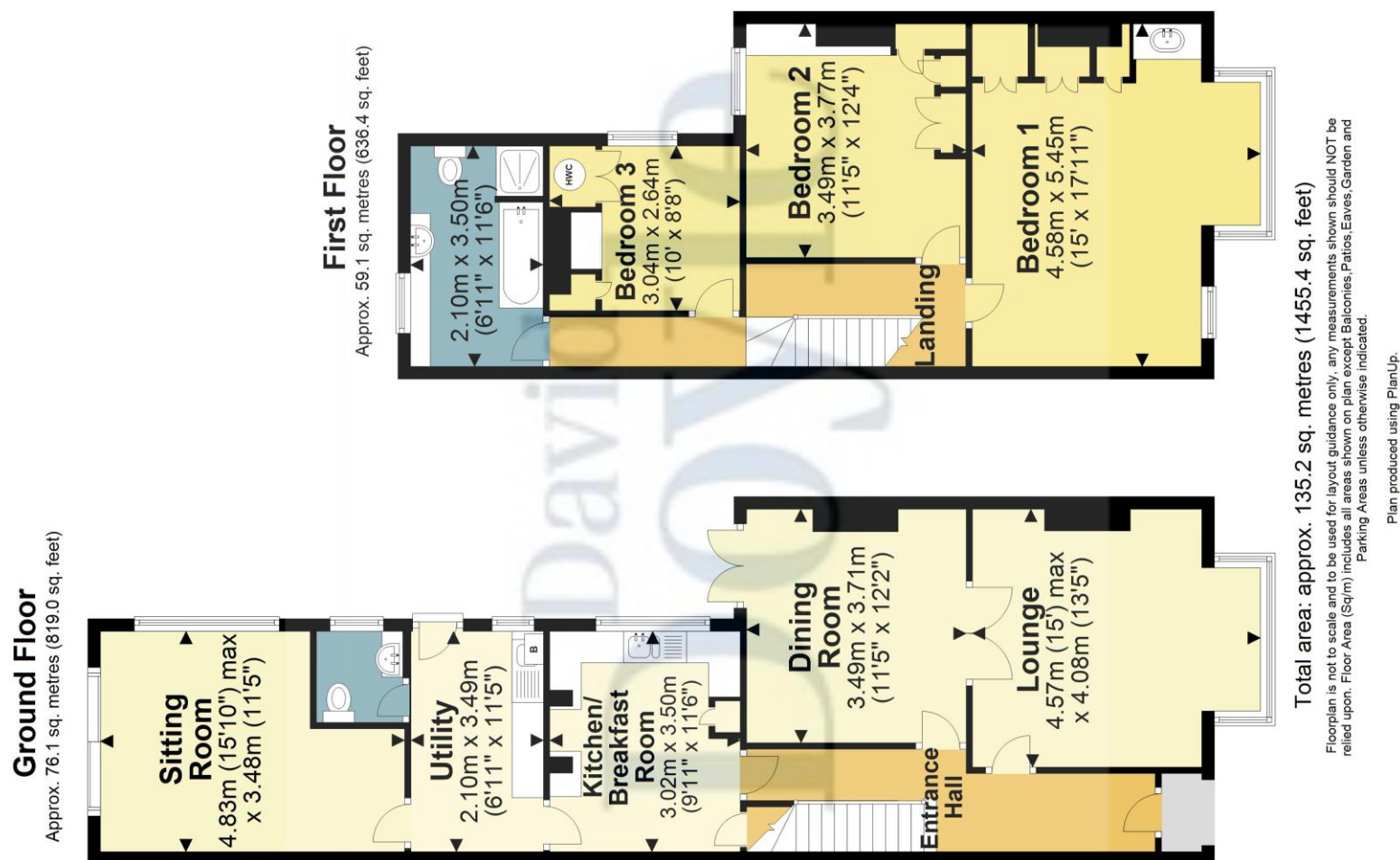
Please see floorplan for measurements.

David
Doyle

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



25 Sebright Road
Boxmoor
HP1 1QY



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