

David Doyle

 **MAYFAIR**
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**18 Moorland
Road Boxmoor
HP1 1NH**

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Guide Price £800,000 Freehold



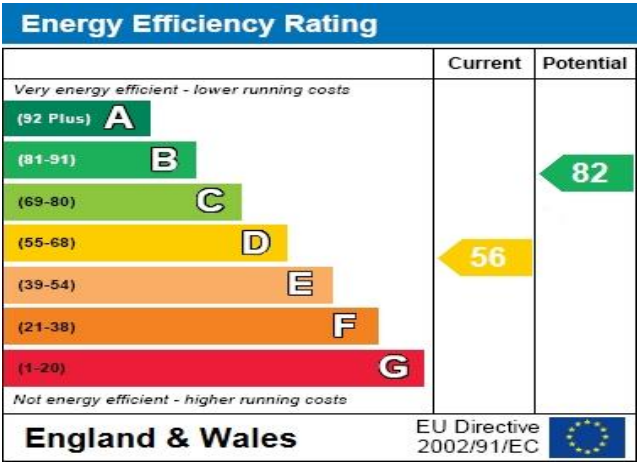
Over 2200 Sq Ft, rarely available this extended 4 bedroom detached chalet bungalow is situated in this Prime road offering outstanding south facing views over the River Bulbourne and Private Trout Fishery. Conveniently located for sought after schooling, Boxmoor 'Village', local amenities and Hemel Hempstead main line station with links to London Euston. The property offers spacious and flexible accommodation throughout, the ground floor has a spacious Lounge, Dining Room, Kitchen Breakfast Room that includes an AGA cooker, Utility, downstairs Shower Room and a Bedroom / Family Room. The first floor offers 3 further double Bedrooms with two having a Jack and Jill Dressing Room and finally a well proportioned family Bathroom. Externally the property benefits from a Driveway, Garage and a front Garden. An outstanding feature of this property is the rear Garden that takes full advantage of those outstanding South facing views over the River Bulbourne and the Trout Lake. Viewing is highly recommended.

NO UPPER CHAIN.

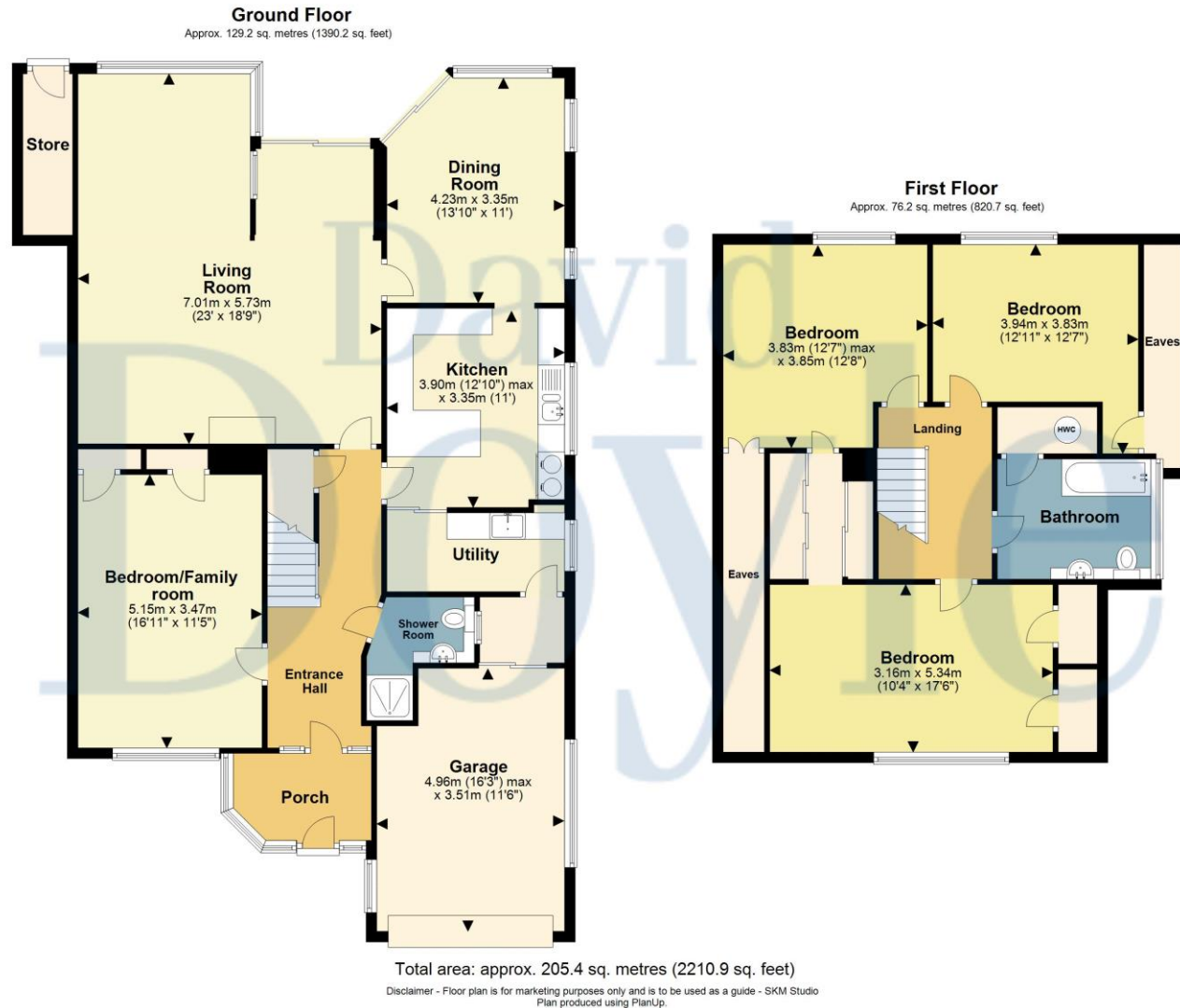
'Boxmoor Village' has a range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

Notes: The current vendor is a share owner in the private Trout Lake and this is potentially available to the new owner if they wish by a separate negotiation. Without the purchase of the share the bridge from the garden to the Trout Lake will need to be removed.

- Detached chalet bungalow
- South facing views over the river
- Popular Boxmoor Village
- Spacious lounge
- Kitchen Breakfast room
- Utility
- Downstairs shower room
- Family Room
- Garage and driveway
- NO UPPER CHAIN



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



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