David Doyle

18 Moorland Road Boxmoor HP1 1NH

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

Guide Price £800,000 Freehold

















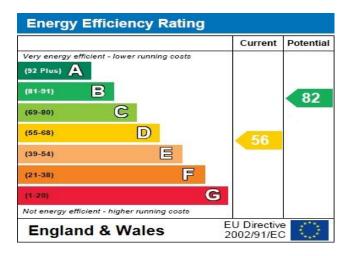


Over 2200 Sq Ft, rarely available this extended 4 bedroom detached chalet bungalow is situated in this Prime road offering outstanding south facing views over the River Bulbourne and Private Trout Fishery. Conveniently located for sought after schooling, Boxmoor 'Village`, local amenities and Hemel Hempstead 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 icludes 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





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 compilation, 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 on council tax/rateable value, rates 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 of 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 liability, is.



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



Total area: approx. 205.4 sq. metres (2210.9 sq. feet) Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

18 Moorland Road Boxmoor HP1 1NH



Boxmoor Office 45 St Johns Road Boxmoor Hemel Hempstead

Herts, HP1 1QQ

01442 248671