

# David Doyle

 **MAYFAIR**  
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**9 Cangels Close  
Boxmoor  
Hemel Hempstead  
HP1 1NJ**

**Price £850,000** Freehold

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)



Situated in this highly sought after road in Boxmoor, this charming detached family home boasts 3 double bedrooms and features well arranged and generously proportioned accommodation, with potential for extension (subject to necessary consents). Its prime location provides convenient access to local shops, schools, amenities, and Hemel Hempstead mainline station, offering excellent links to London Euston. The property

The ground floor comprises a sizeable lounge, a dining room with patio doors leading to the rear garden, a fitted kitchen, a utility room, a refitted shower room and a welcoming entrance hall with stairs leading to the first floor. Upstairs, you will find 3 double bedrooms, two of which are equipped with fitted wardrobes, as well as a family bathroom.

An outstanding feature of this home is its delightfully privately and landscaped rear garden. Additionally, the property benefits from a front garden, a driveway offering

excellent off road parking facilities, and an integral garage complete with power, lighting and a convenient personal door leading to the utility room.

Offered for sale with no upper chain, early viewing is highly recommended for this property.

‘Boxmoor Village’ has a range of shopping facilities and amenities, including the village hall and playhouse, restaurants, public houses and the leisure centre. Hemel Hempstead & South Hill Schools are also nearby. The moor is a beautiful open space with a cricket pitch and with the Grand Union Canal & River Bulbourne running through it. The mainline railway station offers an excellent service to London Euston (26 mins).

**Charming detached family home in sought after road in Boxmoor**

**3 Double bedrooms, two with fitted wardrobes**

**Convenient access to local shops, schools, amenities, and Hemel Hempstead mainline**

**station**

**Well arranged and generously proportioned accommodation**

**Potential for extension (subject to necessary consents)**

**Lounge and dining room with patio doors to rear garden**

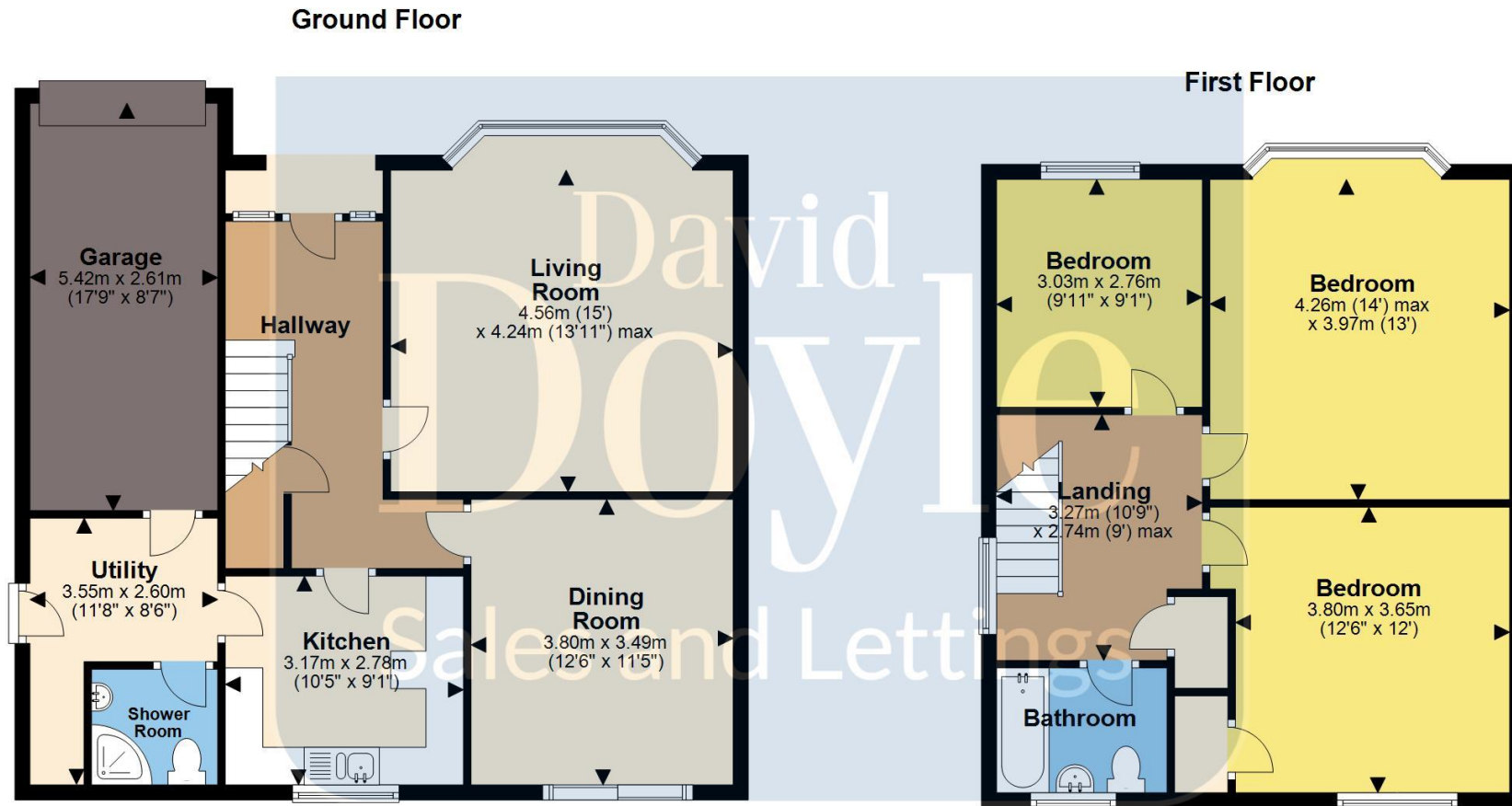
**Fitted kitchen and utility room**

**Refitted shower room and first floor family bathroom**

**Delightfully private and landscaped rear garden**

**Driveway and integral garage**

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



Total area: approx. 135.9 sq. metres (1463.0 sq. feet)

This floor plan is not to scale and is to be used for layout guidance only, whilst every care is taken in the preparation of this plan any measurements should NOT be relied upon, please check all dimensions and shapes before making any decisions reliant upon them. Windows and door openings are approximate.  
Plan produced using PlanUp.

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