

439b London Road

Boxmoor

HP3 9BD

David
Doyle
Sales and Lettings

£395,000 Freehold



David Doyle are excited to offer to the sales market this rarely available character four bedroom family home with front facing views over Box `Moor` situated in this premier Boxmoor position close to excellent amenities including the village centre, highly regarded schooling and Hemel Hempstead Mainline Railway Station offering excellent links to London Euston. This iconic property was constructed at the turn of the century and was originally one dwelling, separated to create two properties in the 1970`s. This unique property now has accommodation laid out over three floors comprising a hallway with stairs to the first floor, a door to the beautiful living room with a cast iron open fire (the chimney would need to be inspected prior to use as the previous owners have not used it.), large window seat and sash windows to the front aspect opening to a separate dining area and a generous kitchen arranged with wall and base units, coordinating work surfaces, space and plumbing for white goods, a storage cupboard and very useful guest WC. To the first floor are three Bedrooms, two with fitted wardrobes and the family bathroom arranged with a white suite and chrome sanitary ware. Stairs from the landing lead to the second floor which offers a large double bedroom, WC and eaves storage. Externally, the property benefits from a pleasantly private front garden, mostly laid to lawn with mature plants and shrubs, hedged borders and a pathway to the front door. To the rear is a shared courtyard area with gated access leading to unallocated communal parking for residents only. We understand the property is also eligible for a Zone `R` residents parking permit for use in the surrounding roads. This unique property has recently been extensively redecorated throughout and comes with the benefit of NO UPPER CHAIN. Call Now to View.

'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).

Unique Four Bedroom Home

Boxmoor Location

Character Features

Recently Redecorated

Two Reception Rooms

Front Gardens

Close To Schools & Station


NO UPPER CHAIN

Viewing Advised

Council Tax Band D

Tenure -Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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