

**8 Wharf Villas, Boxmoor,  
Hemel Hempstead,  
Hertfordshire, HP1 1QA**

David  
**Doyle**  
Sales and Lettings

**Price £325,000** Leasehold



Located in the heart of Boxmoor `Village` is this highly sought after 2 Bedroom first floor maisonette with outstanding views over Blackbirds Moor and conveniently located for local shops, schools, amenities and main line station with links to London Euston. The property comprises a generous open plan Lounge Dining Room with windows to the front that offer outstanding views, fitted Kitchen and a Hall Way that leads to the 2 Bedrooms and the Bathroom Room. The property benefits from double glazing, gas heating to radiators, a communal Garden, allocated Parking and NO UPPER CHAIN. The vendor has informed us that they are in the process of extending the lease to 999 years. VIEWING IS HIGHLY RECOMMENDED.

`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).

This 2 Bedroom first floor maisonette in the heart of Boxmoor `Village`

Outstanding views over Blackbirds Moor and convenient for local shops and amenities

Open plan lounge dining room

Fitted kitchen

Bathroom

Two good sized Bedrooms

Gas heating to radiators

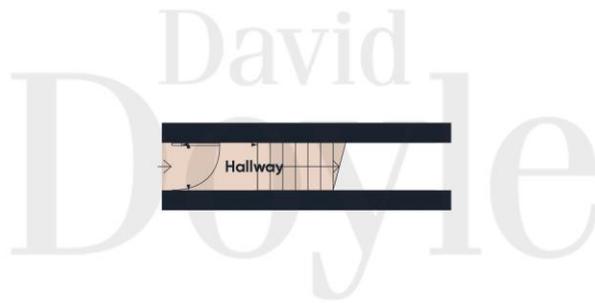
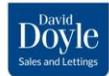
Parking

Communal garden

NO UPPER CHAIN

Council Tax Band C

Tenure -Leasehold



Ground Floor

Approximate total area<sup>††</sup>

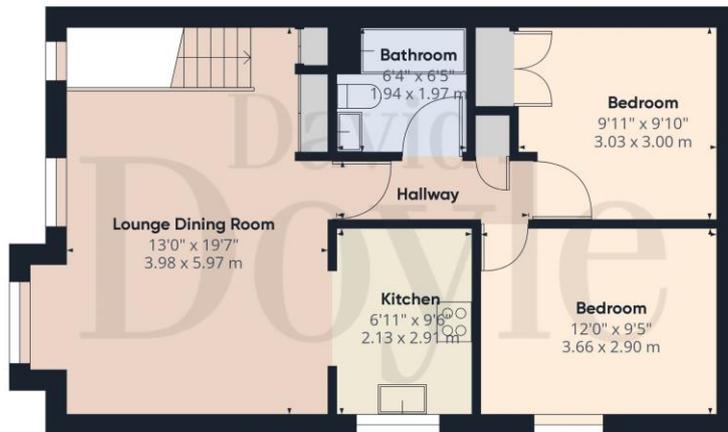
648.89 ft<sup>2</sup>

60.28 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 1

Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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