

**57 Adrian Close, Boxmoor,  
Hemel Hempstead,  
Hertfordshire, HP1 1AW**

David  
**Doyle**  
Sales and Lettings

**Offers Over £325,000** Leasehold



David Doyle are delighted to offer to the sales market this rarely available and exceptional three bedroom first floor apartment situated in this exclusive Boxmoor development with allocated parking and within close proximity to Boxmoor Village, excellent amenities and travel links. The accommodation is beautifully spacious and comprises a generous hallway with doors opening to a spectacular open plan living/dining/kitchen area offering flexible living space and a `Juliette` balcony enjoying lovely views of the development. Also accessed from the hallway are three generous bedrooms, all tastefully decorated and the master benefitting from an ensuite shower room and `Juliette` balcony. Finishing the accommodation is the large family bathroom. Externally, the apartment has an allocated parking space with further visitors parking and well tended communal gardens. Offered in good order throughout having been very well maintained by the current owner and with quality wide plank wooden flooring, an appointment to view is much recommended to appreciate this superb apartment.

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 offers an excellent service to London Euston (26 mins).

Three Bedrooms Apartment  
Exclusive Boxmoor Development  
Allocated Parking  
Well Tended Communal Gardens  
Quality Wide Plank Wooden Flooring  
Exceptional Order Throughout  
Close To Village & Amenities  
Lift To Second Floor  
Viewing Advised  
Council Tax Unknown  
Tenure -Leasehold









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

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