

David Doyle

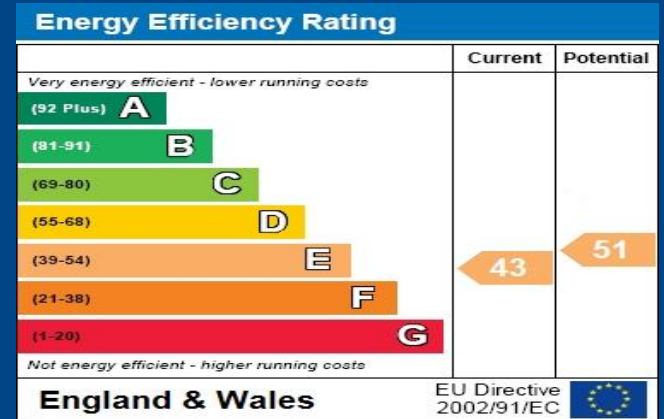
 **MAYFAIR**
OFFICE.CO.UK



**60 Glenview Road
Boxmoor
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Offers Over £475,000 Freehold



Spacious and well presented highly individual 3 Bedroom Character Home conveniently located for Boxmoor 'Village', local shops, schools, amenities and main line station with links to London Euston. Dual aspect Lounge with cast iron feature fireplace. Dining Room /Sitting Room. Fitted Kitchen. Downstairs Cloakroom. Fitted 4 piece Bathroom with roll top bath. Double glazing. Gas heating to radiators. Garden and roof terrace. NO UPPER CHAIN

VIEWING HIGHLY RECOMMENDED

Boxmoor Village benefits from the beautiful Moor with its cricket pitch and the Grand Union Canal and River Bulbourne running through it. The village has its own Village Hall and Playhouse, range of shops, restaurant and traditional houses. The mainline railway station offers an excellent service to London Euston (26 mins).

Front door to :-

INNER HALLWAY

Cloaks hanging area. Strip pine door with brass fittings to :-

LOUNGE

Double glazed bay window to front aspect. Feature cast iron fireplace with marble hearth, and tiled cheeks. High skirtings. Stairs to first floor. Stripped pine door to lower ground floor. Engineered oak flooring. 2 radiators. Coving. French doors to:-

ROOF TERRACE

An attractive feature of the property being westerly facing with pleasant views, brick retaining walls and balustrading. Artificial

grass.

LANDING

Double glazed casement window to rear aspect. Understairs storage cupboard. Stairs down to :-

LOWER GROUND FLOOR

SITTING/DINING ROOM

Of good size with window light to front aspect. Window seat. Feature arch recess. Radiator. High skirtings. Wood effect flooring. Chrome recessed ceiling lights.

KITCHEN

Fitted with a range of wall and floor mounted units. Colour coordinated roll top work surfaces with tiled splash backs. 1½ bowl single drainer stainless steel sink unit with mixer tap. Recess for range style cooker. Space and plumbing for a washing machine. Power and space for a fridge freezer. Radiator. Chequered tiled floor. Radiator. Double glazed window to rear aspect.

INNER LOBBY

Chequered tiled flooring. Door to garden. Stable door to rear garden.

CLOAKROOM

Fitted in white with chrome fittings and comprising of wash hand basin and low level WC. Chequered tiled floor. Double glazed window to rear aspect.

FIRST FLOOR

LANDING

Double glazed window to rear aspect. High skirtings. Stairs to 2nd floor. Panelled doors to:-

BEDROOM 1.

Two double glazed windows to front aspect. Feature fireplace. Double doors to wardrobes. Radiator. Coving.

FAMILY BATHROOM

Refitted with a 4 piece suite comprising claw feet bath with mixer tap and shower attachment. Large walk in tiled shower cubicle with wall mounted shower controls, pedestal wash hand basin and low level WC. Wall mounted boiler. Part tiled walls with decorative tiled border. Chequered tiled floor. Chrome heated towel rail. Chrome recessed ceiling lights. Double glazed window to rear aspect.

SECOND FLOOR

LANDING

Door to shelved storage cupboard. High skirtings. Panelled doors to :-

BEDROOM 2.

Double glazed window to front aspect. Feature fireplace. Range of wardrobes to one wall. Wall lights. High skirtings. Radiator.

BEDROOM 3.

Double glazed window to rear aspect. Eves storage. High skirtings. Radiator.

OUTSIDE

REAR GARDEN

Delightfully private and being Westerly facing and arranged with low maintenance in mind. Attractive shrub raised borders. Shed. Gate to rear access. Outside light.

H13030

See floorplan for measurements

David
Doyle

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



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