

David
Doyle

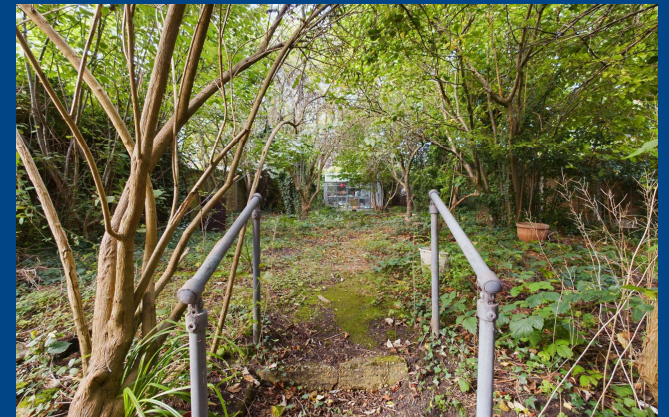
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Offers in Excess of £650,000 Freehold



David Doyles are delighted to bring to the market this much loved 3 bedroom detached corner plot family home that is being offered for the first time since 1957. Located in this desirable, residential road in ever popular Boxmoor, offering convenient access to Hemel Hempstead main line station, nearby sought after schooling and local shops. This architect designed family home enjoys dual aspect reception rooms, a bay fronted first floor bedroom with far reaching roof top views towards the countryside and Roughdown Common beyond, a generous rear garden, garage and driveway.

With approved planning permission, this property offers scope to extend the ground floor and first floor accommodation, whilst also adding a wonderful second floor master bedroom with an ensuite shower room and a double carport to the rear via a historic side access. The planning application reference number is 21/02102/FHA and further details can be viewed on Dacorum Borough Councils website.

The front door is set back in its own porch providing useful privacy and shelter. On entering the property, you are welcomed by the light and roomy entrance hall with stairs leading to the first floor, the living room and the kitchen. The dual aspect living room features an original open fireplace, recently swept to ensure a cosy fire in the colder months, and bay window to the front aspect, and leads into the dining room that is also

dual aspect and has French doors which open onto the spacious rear garden. The ground floor is completed by a good-sized kitchen that overlooks the rear garden and also offers side access to the garage and two storerooms.

The first floor features a generous landing with a storage cupboard and a side window, while all 3 bedrooms have fitted or built in storage facilities and a family bathroom with a separate cloak room. The front bedroom with its bay window enjoys far reaching roof top views towards the countryside and Roughdown Common beyond.

To the front of the property is a driveway that offers off road parking and access to the integral garage. On-road parking is also readily available around the perimeter of the property which leads to a cul de sac, so plenty of room for your visitors when you have that house warming party!

The secluded front garden accesses the side garden which leads to the rear garden. The rear garden is of a good size with a sunny Green House towards the rear and hosts several fruit trees which produce fine cider.

The vendors have also informed us that the central heating system has been replaced and is covered by a guarantee and the property has also been completely rewired and has an Electrical Installation Certificate. Viewing is highly recommended to fully appreciate the potential of what this property has to offer. '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).

Offered to the market for the first time since 1957. This much loved 3 bed corner plot detached home

Sought after residential location in ever popular Boxmoor

Just .7 walking miles to Hemel Railway Station and .6 walking miles to Hemel Town Centre

Close to sought after schooling and local shops

Planning approval to create a stunning 4 bed home with an ensuite to master bedroom double carport

Dual aspect reception rooms

Living room with an original open fireplace

Pleasantly private gardens with mature fruit trees and green house

Garage and driveway

NO UPPER CHAIN

Council Tax Band E

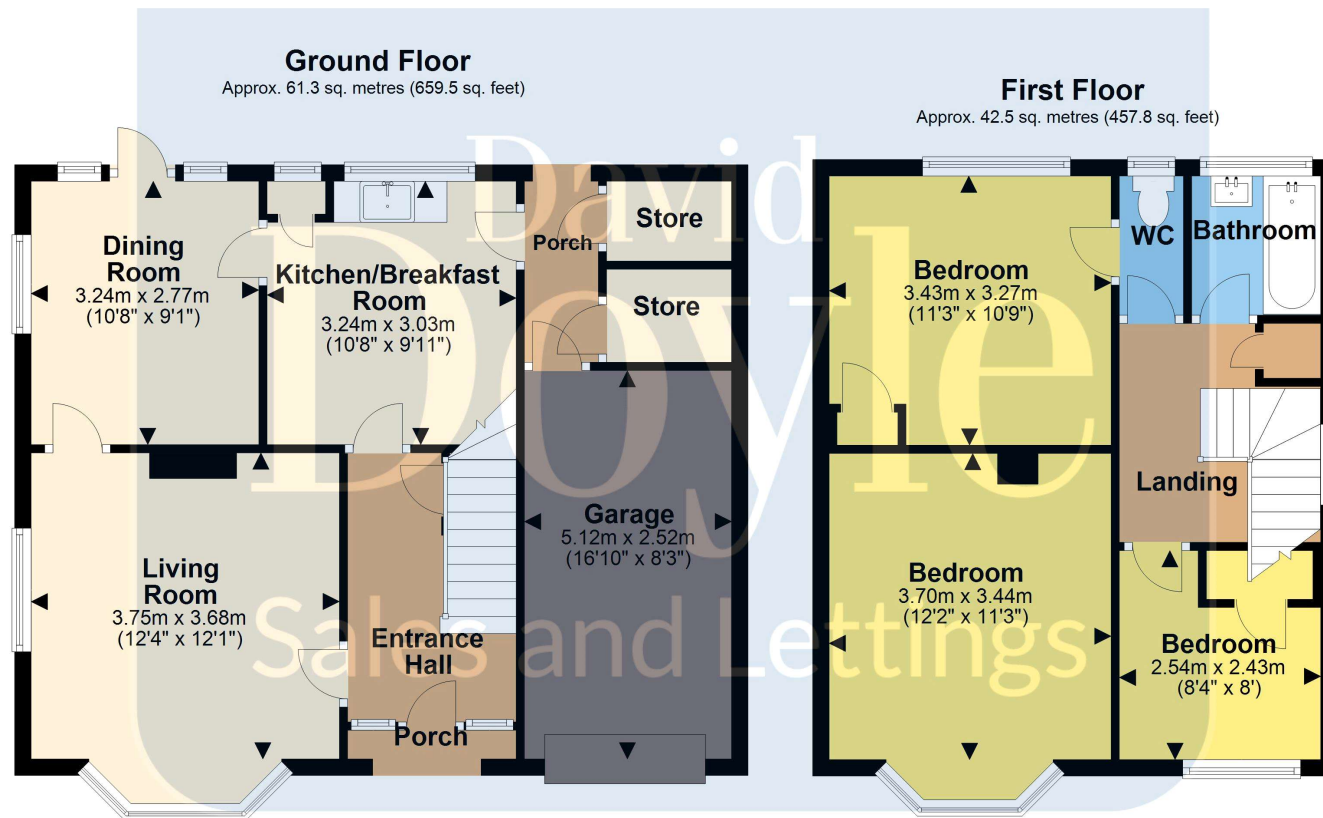
Tenure - Freehold

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



Total area: approx. 103.8 sq. metres (1117.3 sq. feet)

Floor plan is not to scale and to be used for layout guidance only, any measurements shown should NOT be relied upon.
Plan produced using PlanUp.

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