

David Doyle

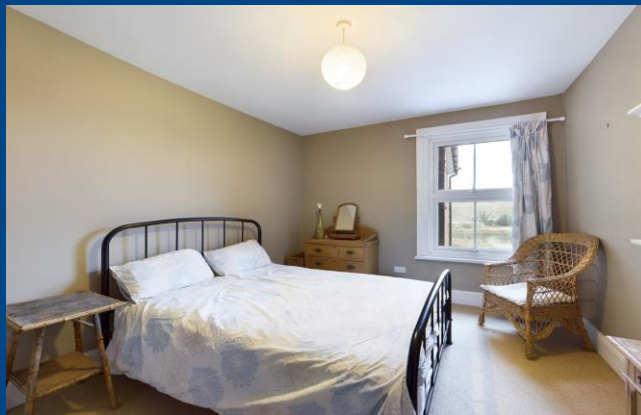
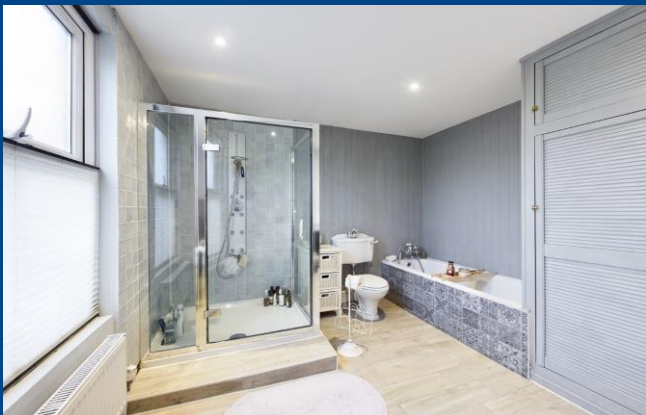
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**8 Moorland Road
Boxmoor
HP1 1NQ**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Guide Price £765,000 Freehold



This beautiful 3 or 4 Double Bedroom Victorian `Villa` is situated in this highly desirable road and conveniently located for Boxmoor `Village`, local shops, sought after schooling and main line station with links to London Euston. Retaining a wealth of period features, this property also enjoys outstanding Southerly facing views and has a double length garage and driveway providing off road parking. Internally the property is well presented and benefits from the addition of an impressive conservatory creating an outstanding kitchen/dining/sitting room. The formal lounge has both a bay window and cast iron fireplace opening into the formal dining room currently used as a study/library by the vendor. The property has 3 double bedrooms whilst the attic is accessed via a fixed stair

case and is currently used as a 4th double bedroom. With a large bathroom, separate shower room and downstairs cloak room the property is spacious enough for a growing family. The property has a pleasantly private and well arranged rear garden and also benefits from gas heating to radiators.

`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).

Beautiful 3 or 4 Bedroom Victorian Villa

Highly desirable situation convenient for Boxmoor Village

Outstanding Southerly views

Impressive conservatory

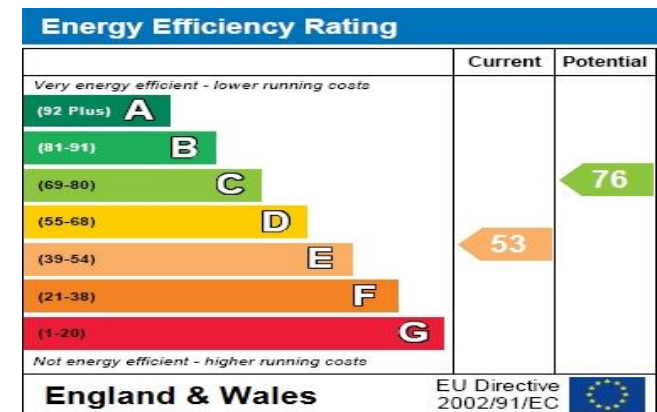
Formal Lounge with bay window

Outstanding Dining/Sitting Room

3 Double Bedrooms

4th Double Bedroom in attic

Private well arranged rear garden

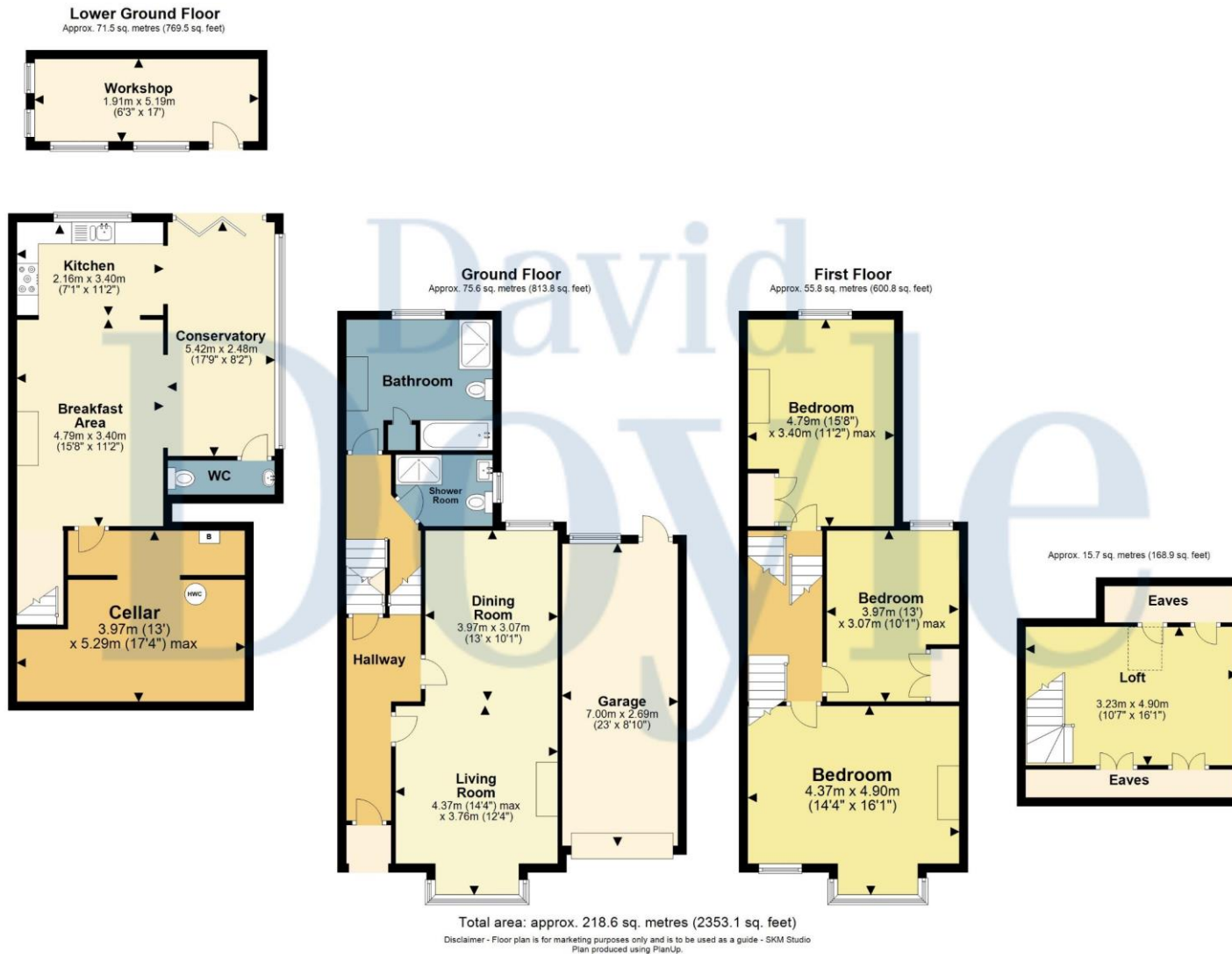


David
Doyle

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



8 Moorland Road
Boxmoor
HP1 1NQ



Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671