

David Doyle

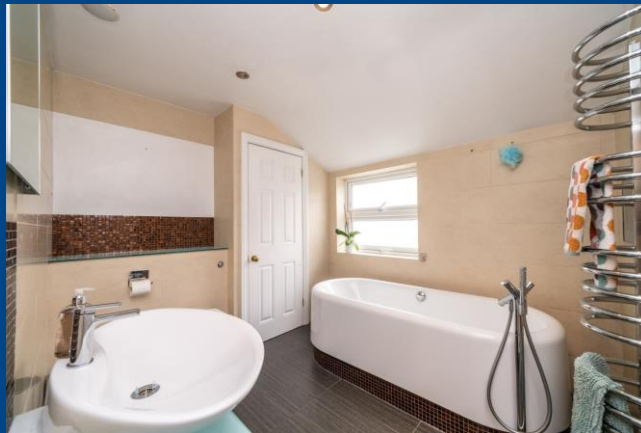
 **MAYFAIR**
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**90 Kingsland Road
Boxmoor
Hemel Hempstead
HP1 1QB**

Price £675,000 Freehold

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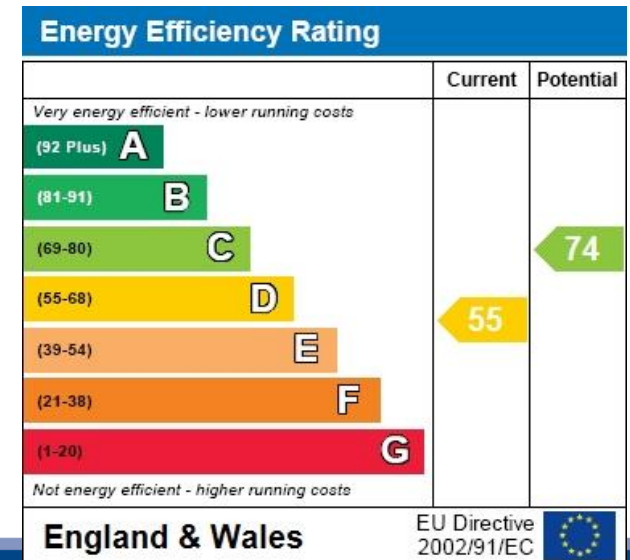
This 4 Double Bedroom bay fronted semi detached character property offers spacious and superbly presented accommodation while being located in the heart of ever popular Boxmoor `Village`. The property is situated in this highly sought after road that offers convenient access to local shops, sought after schooling, amenities and Hemel Hempstead main line station with links to London Euston. The ground floor is arranged with a generous Living Room that is used as two seating areas both with feature fire places, a formal Dining Room again with a feature fireplace a pair of doors that open on to a patio seating area, a dual aspect Kitchen with a vaulted ceiling and Velux windows, Utility Room and a Guest Cloak Room. The ground floor is completed by a welcoming Entrance Hall with stairs leading to the first floor. The first floor boast 3 Double Bedrooms, a luxuriously fitted family Bathroom and the 4th Bedroom is located on the second floor. The impressive Primary Bedroom benefits

from a cast iron feature fireplace, a range of fitted wardrobes, herringbone wooden flooring and a bay window. The family Bathroom is fitted in a contemporary style with a bath, mixer tap and shower attachment, a vanity unit with a wash hand basin, low level WC with a concealed cistern and a walk in shower. The Rear Garden has been landscaped to provide an attractive yet practical outside entertaining area with various patio seating areas and feature planting. **VIEWING IS HIGHLY RECOMENDED.**

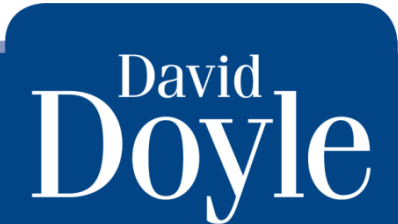
`Boxmoor Village` has a range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

4 Double Bedroom semi detached character home

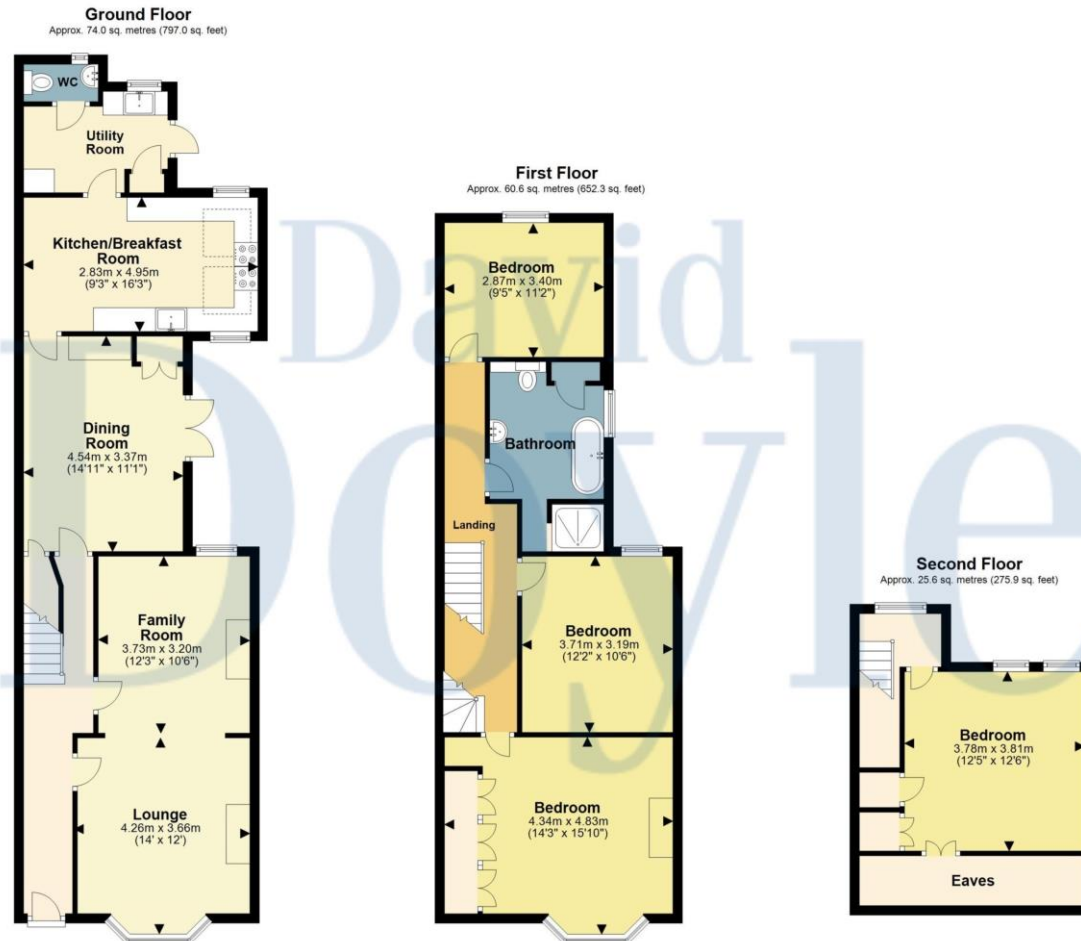
- Sought after location close to local amenities
- Generous Living Room with feature fireplaces
- Formal Dining Room
- Dual aspect Kitchen
- Utility Room
- Guest Cloak Room
- First floor family Bathroom
- Landscaped Rear Garden
- VIEWING IS A MUST**



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



Total area: approx. 160.3 sq. metres (1725.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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