



Boxmoor/ Hemel Hempstead / Berkhamsted / Tring
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19 Melsted Road
Boxmoor, Hemel Hempstead,
Hertfordshire. HP1 1SX

Price £950 pcm
To Let



**RECENTLY RE-DECORATED THROUGHOUT,
SPACIOUS 2 BEDROOM GROUND FLOOR
MAISONETTE** Sought after residential
location. Lounge/Dining Room. **REFITTED
KITCHEN. REFITTED BATHROOM.** Double
glazing. Gas heating. Convenient for local
shops & schools **FRONT & REAR GARDENS.
OFF ROAD PARKING**
**** AVAILABLE September ****



Part glazed door to :-

ENTRANCE HALL

Radiator. Cloak area. Wood strip laminate flooring. Storage cupboard. Space and plumbing for automatic washing machine and tumble dryer.

LOUNGE/DINING ROOM 14'9" (4.5m) x 11'5" (3.48m)

Decorative fireplace recess. Double glazed casement window to front aspect. Radiator. Wood strip laminate flooring. High skirtings. Coving.

KITCHEN 8'2" (2.49m) x 5'7" (1.7m)

Refitted with a single bowl stainless steel sink unit, roll top work surfaces and part tiled walls. Range of colour co-ordinated wall and floor mounted units comprising both cupboards and drawers with the benefit of matching cornices, pelmets and plinths. Integrated oven, ceramic hob and stainless steel extractor hood over. Integrated slimline dishwasher. Integrated fridge. Double glazed casement window to front aspect. Tiled floor. High skirtings.

BEDROOM 1. 15'3" (4.65m) Max x 9'8" (2.95m)

Double glazed casement window to rear aspect. Radiator. High skirtings. Coving.

BEDROOM 2. 9'8" (2.95m) x 6'11" (2.11m)

Double glazed door to garden. Radiator. Storage cupboard.

BATHROOM

Refitted 3 piece suite in white with chrome fittings and comprising panelled bath with separate shower unit over and shower screen, pedestal wash hand basin and low level WC. Chrome heated towel rail. Fully tiled walls. Tiled floor. Double glazed casement window to side. High skirtings.

OUTSIDE

PARKING

Shingled parking for 2 cars

REAR GARDEN

Arranged with an area mainly laid to shingle. Fenced boundaries. Garden shed.

EPC C



Total area: approx. 48.7 sq. metres (523.9 sq. feet)

This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon.
Plan produced using PlanUp.



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