

50 Kingsland Road, Boxmoor,  
Hemel Hempstead,  
Hertfordshire, HP1 1QD

David  
**Doyle**  
Sales and Lettings

Price; Offers In Excess Of: £500,000 Freehold



This 3 bedroom character semi detached family home is located in this highly sought after road in the heart of Boxmoor `Village` and is conveniently located for sought after schooling, local shops, amenities and Hemel Hempstead main line station with links to London Euston. The ground floor is arranged with a living room with a cast iron multi fuel stove and a bay window with sash windows, a dining room and a fitted kitchen with Granite work surfaces and slate tiled flooring. The first floor features 3 bedrooms all with latch and brace doors. The front garden is arranged with low maintenance in mind and gated side access to the rear garden. The rear garden is landscaped with a patio and decked seating areas, herbaceous borders and an area laid to lawn. This property boasts a wealth of period features and the owner has added Oak flooring to the living room, dining room, entrance hall and throughout on the first floor. Viewing is highly recommended.

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).

mainline railway station offers a fast and frequent service to London Euston.

## 3 Bedroom character semi detached in the heart of Boxmoor ` Village`

Conveniently located for sought after schooling, local shops and Hemel Hempstead main line station

Living room with bay sash windows and cast iron multi fuel stove

## Separate dining room

Fitted kitchen with Granite work surface and Slate floor tiling

## Family bathroom

## Rear garden

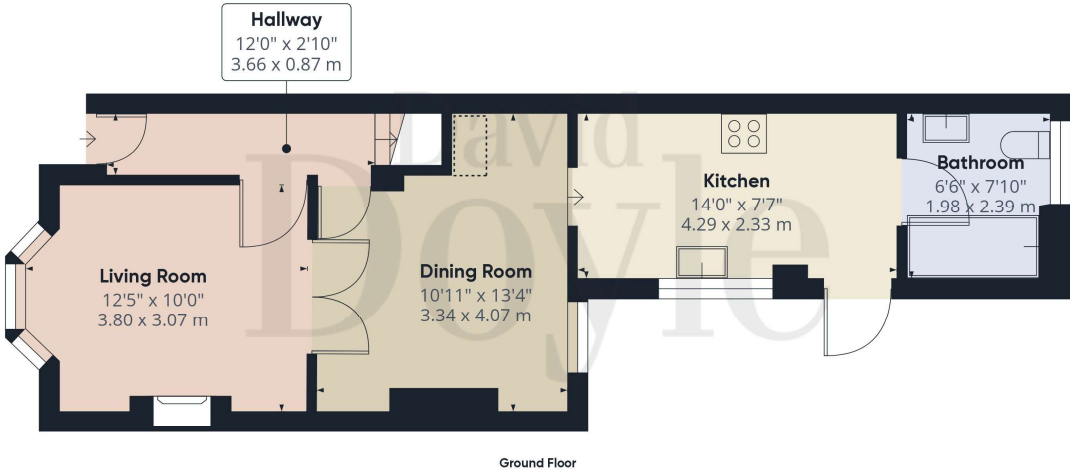
## Period features

## Gas heating to radiators

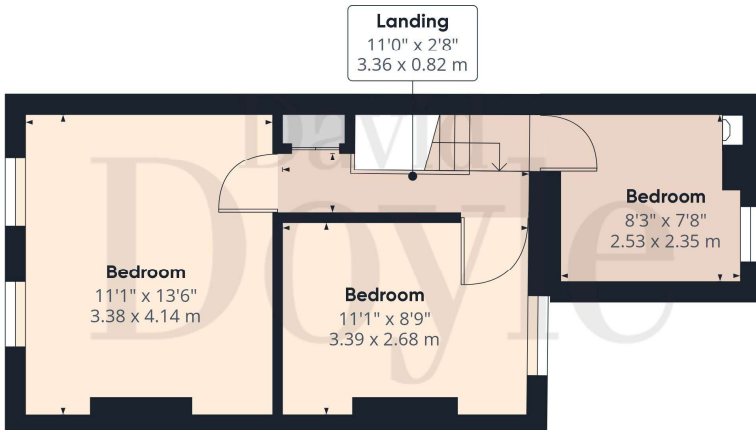
## Viewing is a MUST

## Council Tax Band D

## Tenure -Freehold



### Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

788.4 ft<sup>2</sup>  
73.24 m<sup>2</sup>

Reduced headroom

3.82 ft<sup>2</sup>  
0,35 m<sup>2</sup>

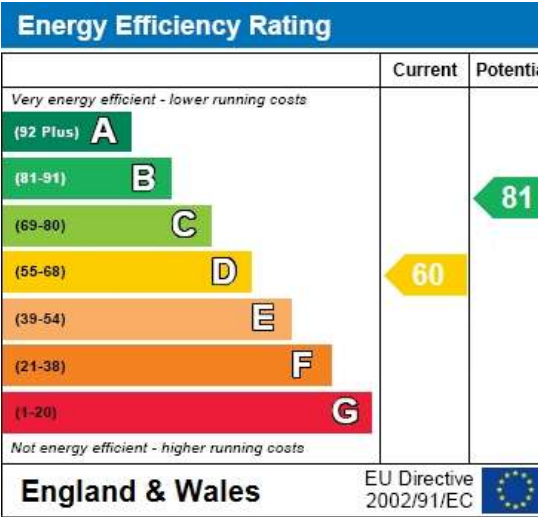
Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

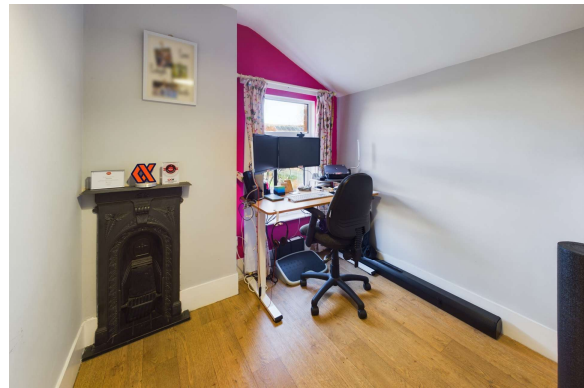
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

Scan here for more details







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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