

David Doyle

 MAYFAIR
OFFICE.CO.UK



**13 Park Road
Boxmoor
Hemel Hempstead
HP1 1JT**

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

Guide Price £630,000 Freehold



Located in this sought after road is this spacious 4 Bedroom semi detached family home with an Ensuite Shower Room to the Master Bedroom. The property is conveniently located to sought after schooling, the Everyone Active Sports Centre, local shops, amenities and Hemel Hempstead main line station with links to London Euston. The property has been much improved by the vendor and is arranged with a Lounge with a feature fireplace and bay window, Dining Room, fitted Kitchen, refitted first floor Bathroom and an impressive Master Bedroom with a pair of French Doors opening to a Juliet balcony and a luxuriously fitted Ensuite Shower Room. The property also benefits from a useful basement Office / Utility Area and an outside Toilet. With Oak doors throughout and Oak and Glass balustrade the property presents very well and is well worth and further look. Externally both the Front and Rear Garden have been arranged with low maintenance in mind. The Rear Garden has been beautifully landscaped with patio seating areas, an area laid with

artificial lawn, variegated herbaceous borders, gated side access and fenced boundaries. The property also benefits from recently replaced double glazing and 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).

Highly sought after location

Impressive Master Bedroom with Ensuite and Juliet Balcony

Lounge. Dining Room

Fitted Kitchen

Refitted Family Bathroom

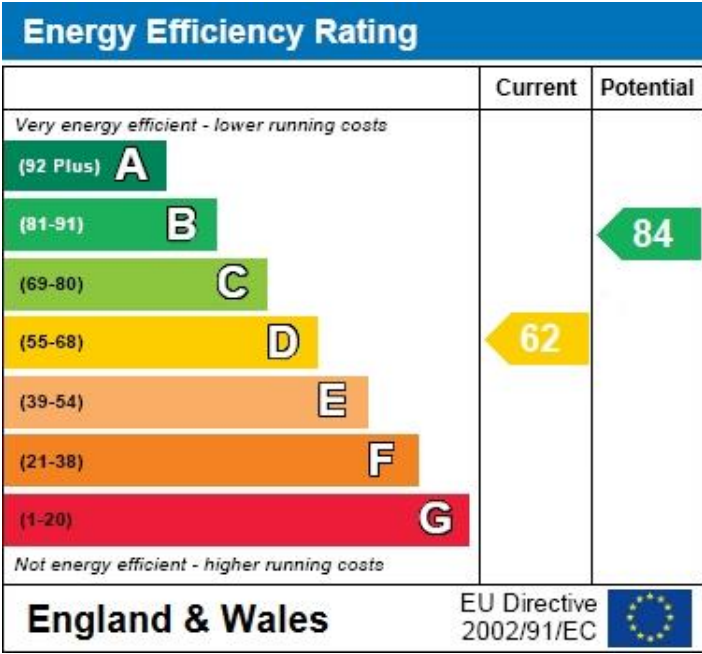
Office / Utility

Landscaped Rear Garden

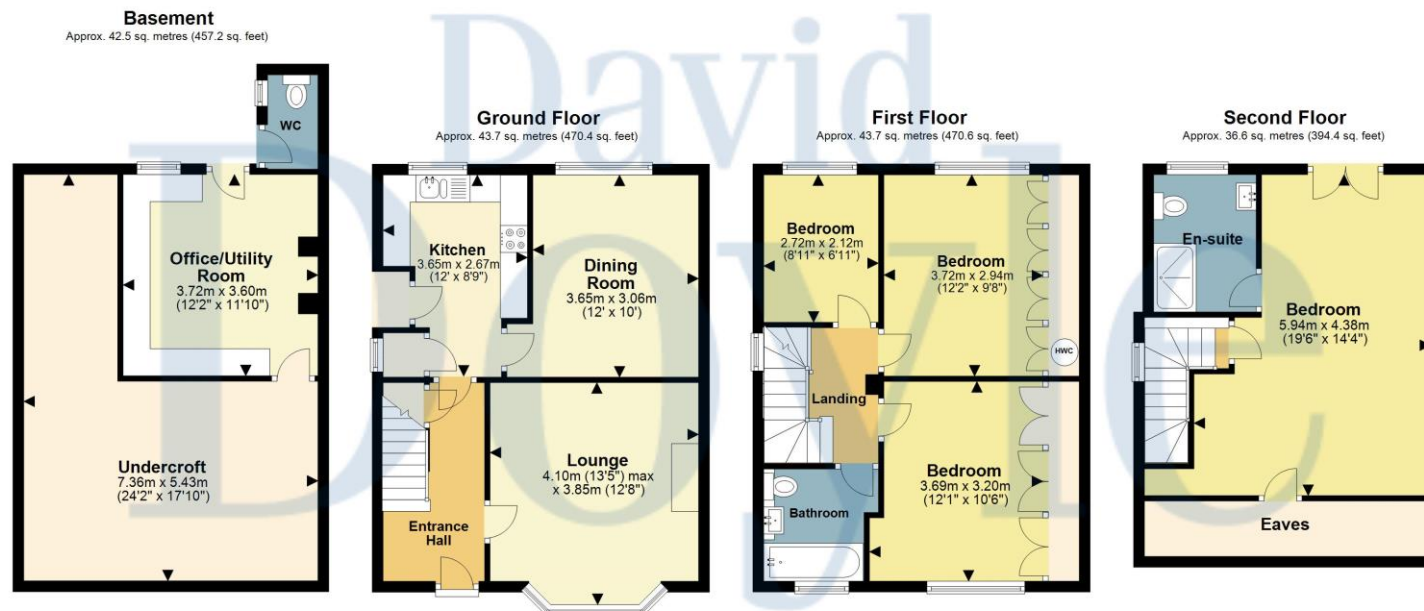
Double Glazing

Gas Heating to Radiators

VIEWING HIGHLY RECOMMENDED



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



Total area: approx. 166.5 sq. metres (1792.5 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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Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671