

8 Prince Park, Boxmoor, Hemel  
Hempstead, Hertfordshire,  
HP1 2AT

David  
**Doyle**  
Sales and Lettings

Price £535,000 Freehold



This spacious 4 bedroom semi detached family home is situated in this sought after road in Boxmoor that offer convenient access to local shops, schools, amenities and Hemel Hempstead main line station with links to London Euston. This property enjoys a pleasantly private and tucked away position and the ground floor is arranged with a generous open plan lounge dining room, a refitted kitchen, a useful utility area, a guest cloakroom, an entrance porch and a hallway with stairs leading to the first floor. The kitchen has been refitted with a range of matching high gloss handleless wall and floor mounted units, colour coordinated work surfaces, breakfast bar area and a range of integrated appliances. The first floor features 4 bedrooms and a refitted 4 piece bathroom. The bathroom has been refitted to a high standard with an enclosed shower cubical, panelled bath with mixer tap and shower attachment, a vanity units with a wash hand basin and storage drawers under, a low level WC, chrome heated towel rail, tiled flooring and tiled walls. Externally the property has both front and rear gardens, the rear garden is of a good size and is landscaped with patio seating areas, an area laid top lawn and a useful brick built storage shed. With double glazing and gas heating to radiators 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 offer an excellent service to London Euston (26 mins).

Spacious 4 bedroom semi detached family home located in this private and tucked away situation

Sought after Boxmoor location

Open plan lounge dining room

Refitted kitchen

Utility. Guest cloakroom

First floor refitted family bathroom

Generous rear garden

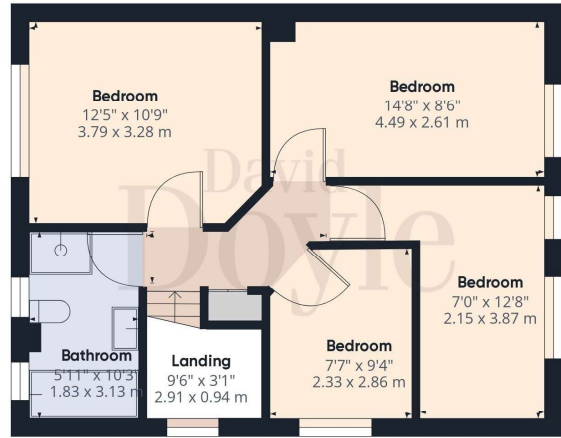
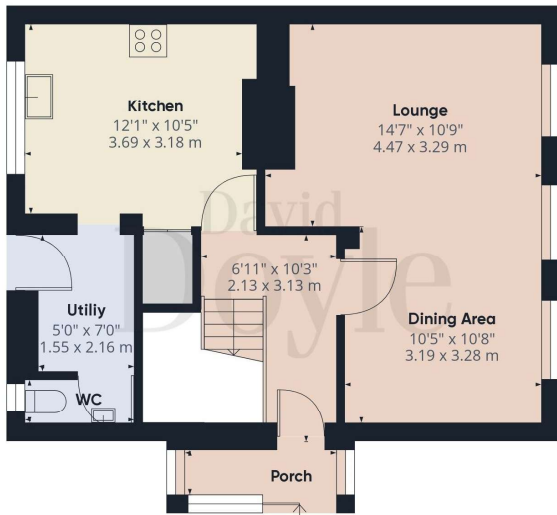
Double glazing

Gas heating to radiators

Viewing is a MUST

Council Tax Band E

Tenure -Freehold



Approximate total area<sup>99</sup>

1188.32 ft<sup>2</sup>

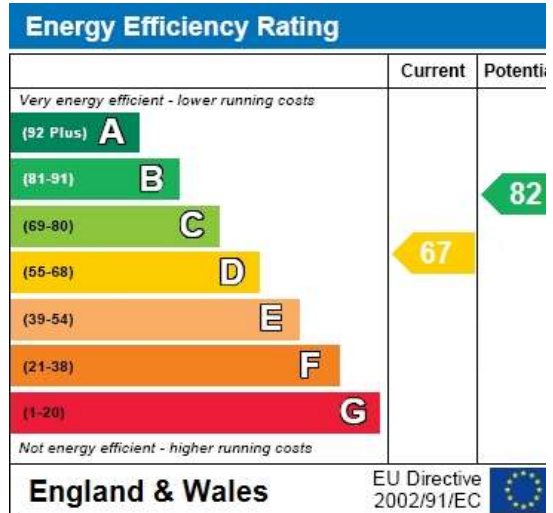
110.4 m<sup>2</sup>

Excluding balconies and terraces

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

GIRAFFE360

Scan here for more details







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

## 8 Prince Park, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 2AT

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	60's
Council Tax Band	E
This year council tax charge	£2647
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre to the property FTTP
Do you have a telephone connection?	Landline
What parking facilities does your property have	None
Please state any costs per annum for parking	none
Are you aware of any asbestos containing material in the property?	No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.