

8 Counters Close, Boxmoor,
Hemel Hempstead,
Hertfordshire, HP1 1SE

David
Doyle
Sales and Lettings

Price £650,000 Freehold



Located in this highly sought after cul de sac in the popular area of Boxmoor is this 3 double bedroom detached family home with a garage and driveway. The property is conveniently located for local shops, schools, amenities and Hemel Hempstead main line station with links to London Euston.

The ground floor is arranged with a living room, dining / family room, fitted kitchen, utility room, a guest cloak room and a welcoming entrance hall with stairs leading to the first floor.

The first floor features 3 doubled bedrooms and a family bathroom.

Externally the property benefits from both front and rear gardens, a driveway that offers excellent off road parking and access to the garage with a personal door to the entrance hall.

This property is offer to the market in good decorative order and with the benefit of NO UPPER CHAIN.

‘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).

Located in this highly sought after cul de sac is this 3 double bedroom detached family home

Convenient for Boxmoor `Village`, local amenities and Hemel Hempstead main line station

Living room

Dining / family room

Kitchen

Utility room. Downstairs cloak room

First floor family bathroom

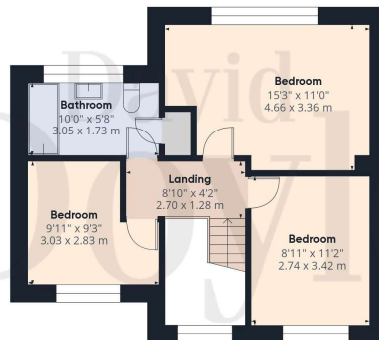
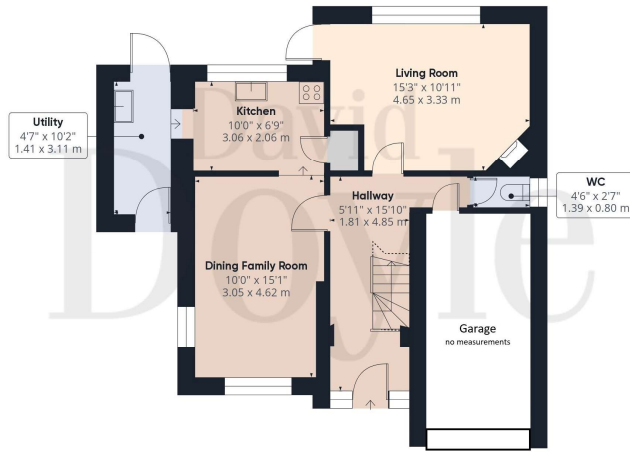
Front and rear gardens

Driveway. Garage

NO UPPER CHAIN

Council Tax Band E

Tenure -Freehold




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

Calculations are based on RICS IPMS 3C standard.

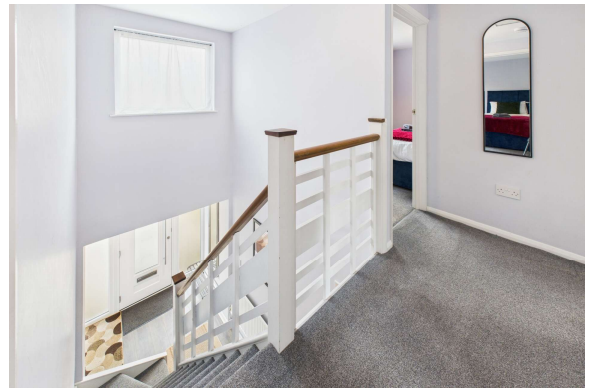
GIRAFFE360

Scan here for more details



| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 Plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC  |





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

8 Counters Close, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1SE

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? 1960

Council Tax Band E

This year council tax charge £2500

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick

Roof type Tile

Is your property supplied by mains electricity? Mains Supply

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Mains Supply

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 Private/driveway
Garage

Please state any costs per annum for parking 0

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 is 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.