

**85a Sunnyhill Road, Boxmoor,
Hemel Hempstead,
Hertfordshire, HP1 1TA**

David
Doyle
Sales and Lettings

Offers in Excess of £565,000 Freehold



This stunning 3 double bedroom family home is located in this sought after road in Boxmoor and benefits from a driveway and garage. The living accommodation is beautifully presented and comprises an open plan lounge, kitchen, dining room with bi fold doors that open on to the rear garden, a separate sitting room and a useful guest cloak room. The kitchen has been fitted to a high standard and includes a range of integrated appliances and a useful breakfast bar area for informal dining. The bedroom accommodation comprises 3 double bedrooms, the master bedroom benefits from an ensuite shower room and the other 2 bedrooms have access to the family bathroom. To the front of the property is a driveway that offers off road parking and access to the garage that has a personal door to the entrance hall. The rear garden is landscaped with a patio seating area, an area laid to lawn, fenced boundaries and gated rear access. 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).

Stunning 3 double bedroom family home

Open plan lounge, kitchen, dining room with bi fold doors

Ensuite to the master bedroom

Separate sitting room

Guest cloak room

Family bathroom

Garage

Driveway

Garden

A MUST VIEW


Council Tax Band E

Tenure -Freehold



Scan here for more details



| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 Plus) A | | |
| (81-91) B | 86 | 87 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |





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

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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? | 2020 |
| Council Tax Band | E |
| This year council tax charge | £2525.43 |
| 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 |
| 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 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

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