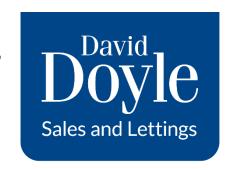
85a Sunnyhill Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1TA



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

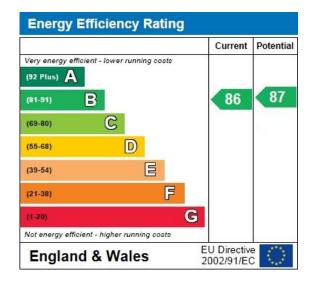
Council Tax Band E

Tenure -Freehold



Scan here for more details





















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

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

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	£O
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 are?	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.