

**165 Boxted Road, Hemel  
Hempstead, Hertfordshire,  
HP1 2QT**

**David  
Doyle**  
Sales and Lettings

**OIEO 375,000** Freehold



This 3 bedroom family home is conveniently located for local shops, schools and amenities. The ground floor is arranged with a living room, dining room with a double glazed door offering access to the rear garden, a fitted kitchen and a useful utility area with access out to the front. The entrance hall has stairs that offer access to the first floor. The first floor features 3 bedroom, a family bathroom with a separate cloak room. The rear garden is pleasantly private and arranged with a decked seating area and otherwise laid to lawn. The vendors have replaced the gas boiler with a Worcester combination boiler. With the added benefit of a front garden, double glazing and gas heating to radiators viewing is highly recommended.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

3 Bedroom family home convenient location close to local shops, schools, and amenities

Ground floor: living room, dining room with access to rear garden, fitted kitchen, and utility area

First floor: 3 bedrooms, family bathroom, separate cloakroom

Pleasantly private rear garden with decked seating area and lawn

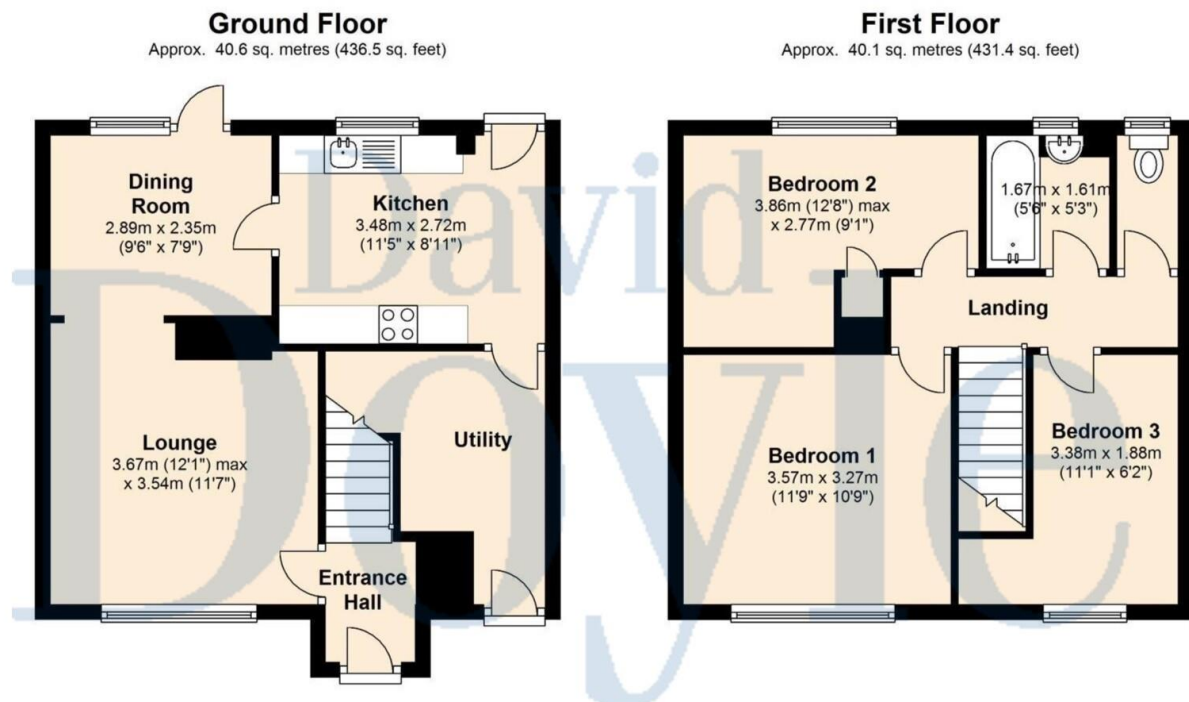
Gas boiler replaced with Worcester combination boiler

Front garden, double glazing, and gas heating to radiators

Viewing is a MUST

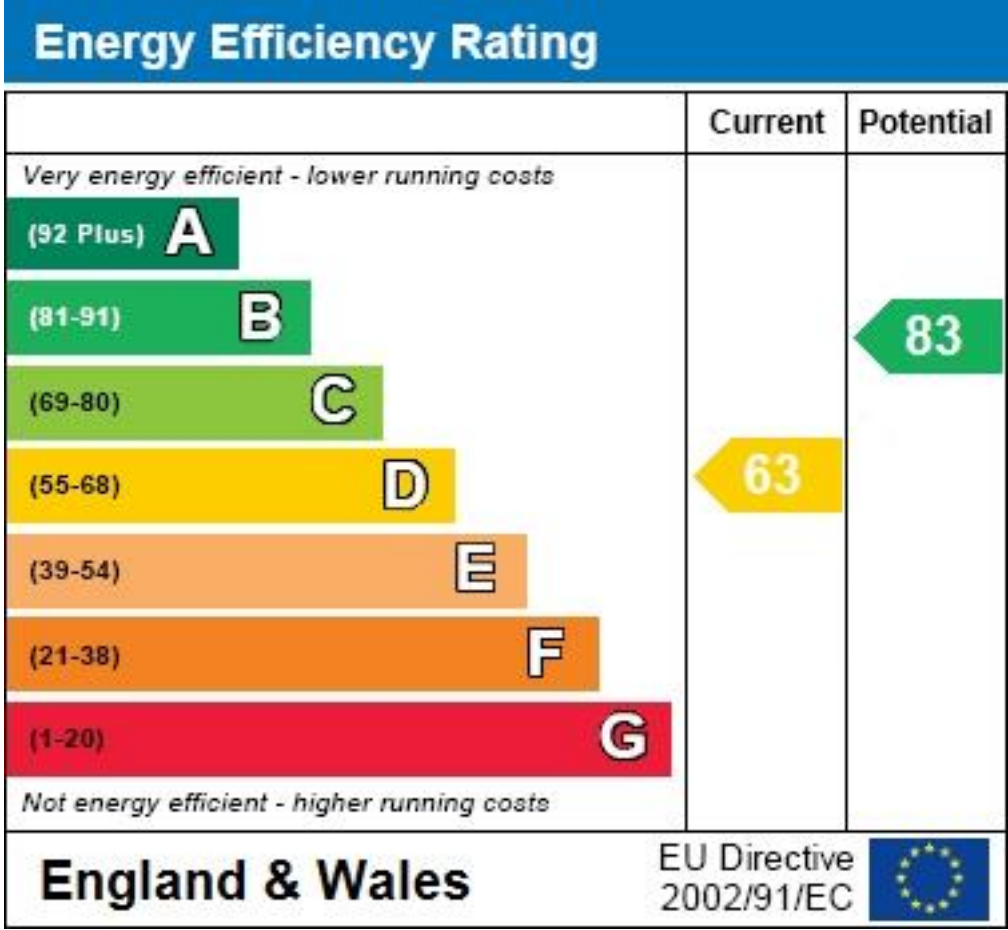
Council Tax Band C

Tenure -Freehold



Total area: approx. 80.6 sq. metres (867.8 sq. feet)

This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon  
Plan produced using PlanUp.







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

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