

**23 Horsecroft Road, Boxmoor,
Hemel Hempstead,
Hertfordshire, HP1 1PZ**

David
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Sales and Lettings

Price £525,000 Freehold



This beautifully presented and much improved end of terrace character cottage is located in the highly desirable area of Boxmoor, offers well arranged accommodation and is perfectly situated close to local shops, schools, amenities, and Hemel Hempstead mainline station, providing convenient links to London Euston.

The cottage boasts a welcoming lounge with a beautiful feature fireplace, a bay window, and fitted shutters. The dining room also features a charming fireplace and a useful storage cupboard tucked under the stairs. The kitchen has been recently refitted with a range of fitted shaker style wall and floor mounted units and includes integrated appliances, as well as a door leading to the rear garden.

Upstairs, the master bedroom is enhanced by a bay window with fitted shutters and a cast iron feature fireplace, while the second bedroom offers picturesque far reaching views towards the countryside beyond. The luxurious family bathroom has been recently refitted and features a stunning stained glass window and a four-piece suite that includes a bath and a separate shower. On the second floor, you'll find a third bedroom with vaulted ceilings, eaves storage, and Velux windows. The southerly facing rear garden is pleasantly private and landscaped with an 'Indian sandstone' patio seating area, an area laid to lawn, adorned with beautiful herbaceous borders, and features gated side access, a useful store and garden shed. The front garden has been thoughtfully designed for low maintenance and is paved, with wrought iron fencing enclosing the property's front curtilage. Additional benefits of the property include double glazing throughout

and a recently replaced combination gas boiler. '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).

Charming 3 bedroom end of terrace cottage in sought-after Boxmoor location

Conveniently situated near local shops, schools, amenities, and Hemel Hempstead mainline station

Lounge with feature fireplace, bay window, and fitted shutters

Dining room with feature fireplace

Recently refitted kitchen with integrated appliances

Master bedroom with bay window, fitted shutters, and cast iron fireplace

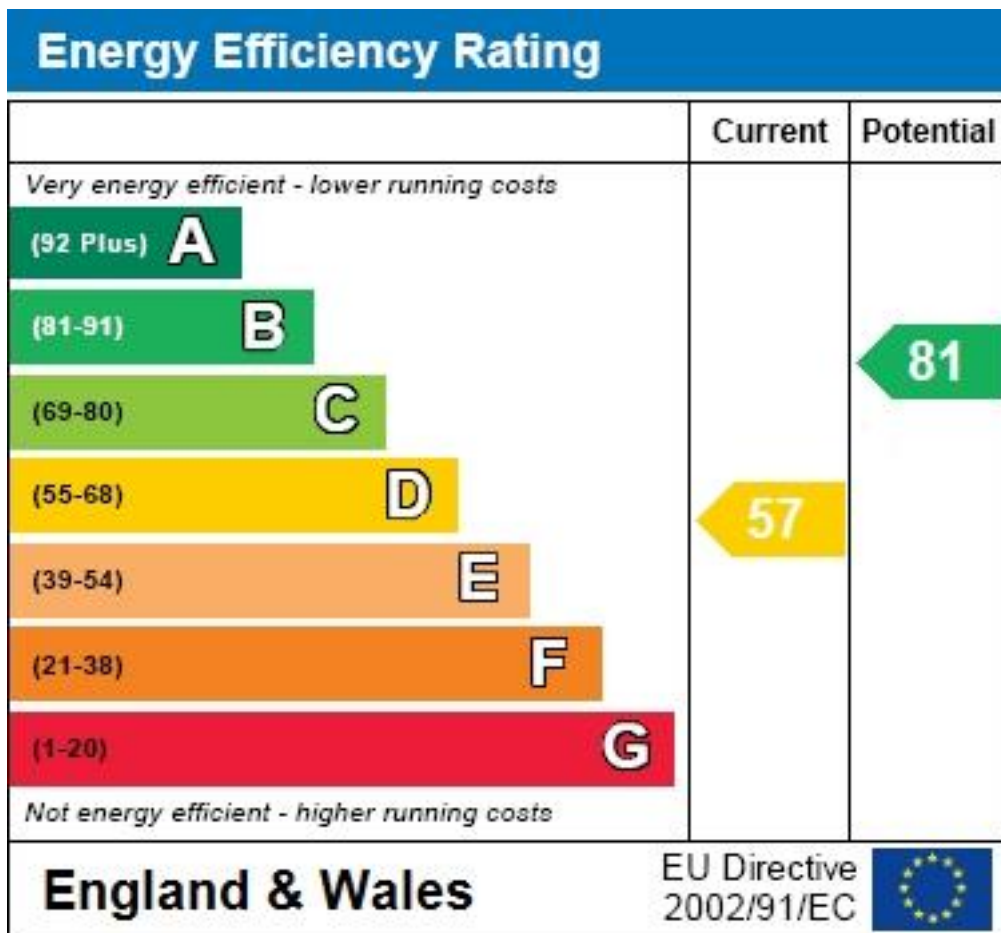
Luxurious 4-piece family bathroom with bath and separate shower

Private southerly facing rear garden with patio, lawn, and gated side access

Viewing is a MUST

Council Tax Band D

Tenure -Freehold







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

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