

Ferndale, Grosvenor Terrace,
Boxmoor, Hemel Hempstead,
Hertfordshire, HP1 1QJ

David
Doyle
Sales and Lettings

Offers Over £700,000 Freehold



This spacious and thoughtfully extended 3 double bedroom semi-detached family home is situated in the highly sought-after area of Boxmoor `Village`. On the ground floor, you`ll find an inviting open plan lounge and dining room, a generously sized kitchen dining room, utility room, guest cloakroom, conservatory, and a convenient study. The first floor offers three double bedrooms, with the primary bedroom benefiting from a walk-in wardrobe and an ensuite shower room. The first floor is completed with a good sized family bathroom. An outstanding feature of this property is its pleasantly privately enclosed rear garden, boasting attractive herbaceous borders, a well maintained lawn, and both patio and decked seating areas. Additional advantages include a garage with a personal door leading to the study, a brick block driveway, and a low maintenance front garden. Located conveniently close to local shops, sought-after schooling, and Hemel Hempstead`s main train station, providing easy access to London Euston viewing is a MUST.

‘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).

Spacious and extended 3 double bedroom semi-detached family home in Boxmoor `Village`

Open plan lounge and dining room

Generously sized kitchen dining room

Utility room and guest cloakroom

Conservatory and study

Primary bedroom with walk-in wardrobe and ensuite shower room

Good sized family bathroom

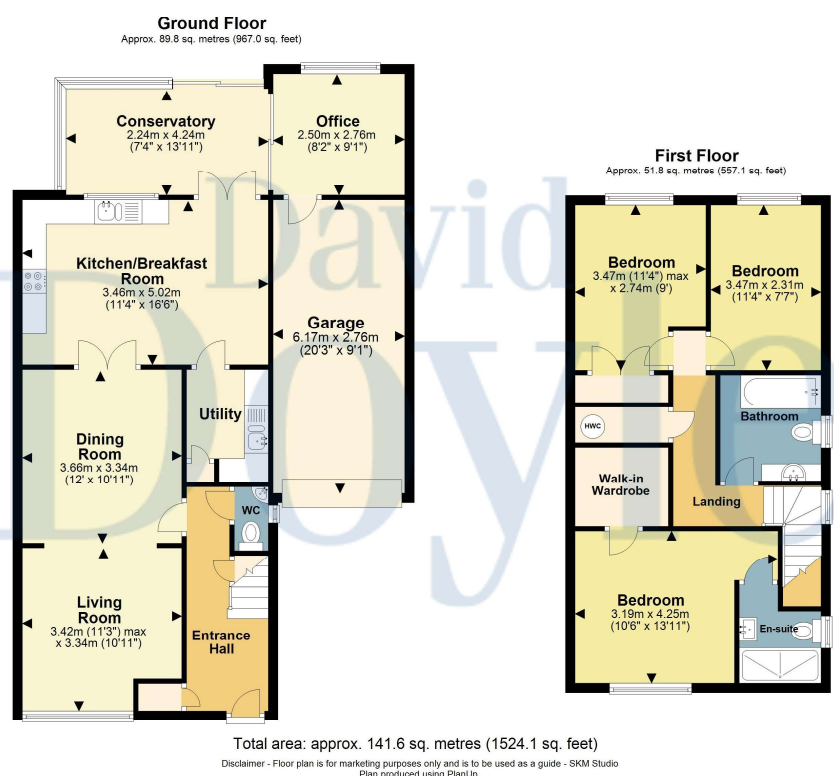
Private enclosed rear garden with herbaceous borders and seating areas

Garage, brick block driveway, and low maintenance front garden

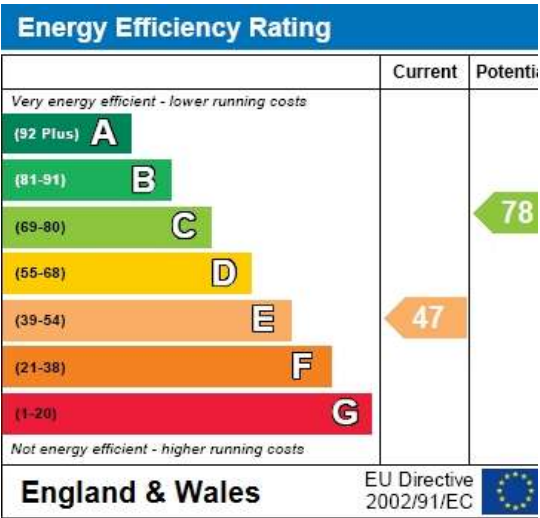
VIEWING IS A MUST

Council Tax Band E

Tenure -Freehold



Scan here for more details





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? 1930s

Council Tax Band E

This year council tax charge £2647.38

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 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 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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