

David  
**Doyle**

 **MAYFAIR**  
OFFICE.CO.UK



**6 Nettlecroft  
Boxmoor  
Hemel Hempstead  
HP1 1PQ**

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**Price £1,150,000** Freehold



Located within the highly sought after cul de sac in Boxmoor is this extended and refurbished 5 bedroom detached family home. Impeccably finished to exacting standards and is ideally situated for local amenities, sought after schooling, and Hemel Hempstead mainline station with links to London Euston.

The ground floor unfolds with an impressive open plan kitchen, dining, family room stretching across the rear, featuring bi-fold doors providing access to the rear garden, complemented by two impressive skylights. The kitchen showcases a range of matching shaker style wall and floor units, inclusive of cupboards and drawers, integrated appliances, coordinated Quartz work surfaces, a breakfast bar, and matching splashbacks. A generous living room with bi-fold doors opens onto the kitchen dining area, a pantry, utility room, office, guest cloakroom, and a welcoming entrance hall with stairs to the first floor complete the ground floors accommodation.

Ascending to the first floor reveals three bedrooms, a family bathroom and a versatile dressing room previously utilised as a sixth

bedroom. The primary bedroom enjoys dual aspects and an ensuite shower room, while the family bathroom features both a separate shower cubicle and a bath.

The second floor features two additional bedrooms, one accessed through a spacious landing that could serve as a study area. Both bedrooms have access to a shower room, with eaves storage accessible from the landing and one of the bedrooms.

Externally, the property boasts front and rear gardens, along with a driveway providing ample off road parking. The secluded rear garden features mature herbaceous borders, a lawn area, and brick storage sheds.

Meticulous attention to detail is evident throughout, with underfloor heating on the ground floor and in the bathrooms. Viewing is highly recommended to fully appreciate the exceptional quality of this home.

'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 and extended 5 bedroom detached family home

Sought after cul de sac location in Boxmoor

Impressive open plan living

Beautiful fitted kitchen. Pantry and a utility room

Living room. Family room and dining area

Office. Bedroom 6 / Dressing room

Ensuite to the primary bedroom

Bathroom. Shower room. Guest cloak room

Gardens. Driveway.

Viewing is a MUST

Council Tax Band F

Tenure - Freehold

David  
Doyle

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.

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Call **01442 248671** to arrange a viewing or register an interest



Total area: approx. 240.4 sq. metres (2587.8 sq. feet)  
Floorplan is not to scale and to be used for layout guidance only; any measurements shown should NOT be relied upon. Floor Area (Sq/m) includes all areas shown on plan except Balconies, Patios, Eaves, Garden and Parking Areas unless otherwise indicated.  
Plan produced using PlanUp.

## Material information for 6 Nettlecroft, Boxmoor, Hertfordshire, HP1 1PQ

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?	1950
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Council Tax Band	F
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This year council tax charge	2,984.61
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Tenure	Freehold
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Is the property shared ownership	No
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Are there any maintenance charges for the road	No
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Construction type	Brick and Tile
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Is your property supplied by mains electricity?	Yes
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Is your property supplied by mains Gas?	Yes
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Is your property supplied by mains drainage?	Yes
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Is your heating gas to radiator heating?	Yes
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How is your broadband supplied	Fibre
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What parking facilities does your property have	Private/driveway
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Please state any costs per annum for parking	0
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Are you aware of any asbestos containing material in the property?	No
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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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