

9 Ashtree Way

Boxmoor

HP1 1QS

David
Doyle
Sales and Lettings

Guide Price £995,000 Freehold



An Exceptional Architect Designed 4/5 Bedroom Detached Property With A Generous Driveway And Garage situated in one of Boxmoor`s premier side roads close to amenities, highly regarded schooling and Hemel Hempstead Mainline Railway station offering excellent links to London Euston. This unique property occupies an enviable south facing plot and the internal accommodation has been designed to allow light to flood in with bi fold doors to the rear on both the ground and first floor levels and comprising a large hallway with stairs to the first floor and doors to a guest WC, well proportioned formal living room and leading to the beautiful open plan family room, arranged with distinct living and dining areas and opening to the generous fitted kitchen with wall and base unit, integrated appliances, space for an american fridge freezer, quartz surfaces and a breakfast bar. A door leads to the separate utility room providing excellent storage facilities and space and plumbing for appliances with a further door leading to the generous integral garage offering light, power and space for a vehicle. The first floor is particularly impressive, arranged with a large landing which could be used as a living space and with double doors leading to a sitting room/bedroom 5. Further doors lead to the large family bathroom, fitted with a white suite and chrome fittings and four generous double bedrooms, the master with a fully tiled en suite shower room. Also accessed from the landing is a very useful loft space with eaves storage and a velux window. Externally, the rear garden is of impressive size and arranged with decked seating areas leading to a generous lawn with colourful mature plant and shrub borders, fenced boundaries and side access leading to the front of the property which benefits from a large brick blocked

driveway providing excellent off street parking and access to the garage via an up and over door. This rarely available property really must be viewed to appreciate and an internal 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 offers an excellent service to London Euston (26 mins).

A Rarely Available Detached 4/5 Bedroom Property

Architect Designed With Bi Fold Doors Across The Rear

Open Plan Living Space With Under Floor Heating

Exceptionally Well Planned And Spacious Accommodation

Sought After Boxmoor Location

Generous South Facing Garden

Close To Schools, Amenities And Station

Master Bedroom With En Suite

Large Driveway And Garage

Viewing A Must

Council Tax Band F

Freehold



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

9 Ashtree Way, Hemel Hempstead, Hertfordshire, HP1 1QS

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