

**79 Beechfield Road, Boxmoor,  
Hemel Hempstead,  
Hertfordshire, HP1 1NZ**

David  
**Doyle**  
Sales and Lettings

**Price: 'offers in excess of £450,000'** Freehold



This 3 bedroom family home has undergone an extensive refurbishment and rewire, and now offers contemporary and stylish accommodation while being conveniently located for Boxmoor `Village`, local shops, sought after schooling and Hemel Hempstead main line station with links to London Euston. The ground floor offers a generous living room, an open plan kitchen dining room with a newly fitted kitchen and a pair of French doors that offer access to the rear garden. The kitchen has been fitted to a high standard with a range of matching wall and floor mounted units, comprising both cupboards and drawers, colour coordinated square edge work surfaces, an integrated fridge freezer, integrated oven / grill, integrated induction hob, a slim line dishwasher. The ground floor is laid with wide plank wood effect flooring and is completed by an entrance hall with stairs leading to the first floor. The first floor features 3 bedrooms and a luxuriously refitted family bathroom. The bathroom has been refitted in white with chrome fittings and comprises a panelled bath with a mixer tap with a shower attachment over, a fitted shower screen, a vanity unit with wash hand basin with a mixer tap and storage under, a low level WC, chrome heated towel rails, tiled walls and flooring. Both bedrooms` 1 and 2 have the added benefit of built in wardrobes and all bedroom, landing and stairs have been refitted with new carpets. This property enjoys a pleasantly private rear garden with a patio seating area otherwise mainly laid to lawn with herbaceous borders, outside power, lighting and an outside tap, a useful brick built storage shed, a utility area / outside toilet and secure gated side access. The utility area has been fitted with a useful storage with space and plumbing for an automatic washing machine under a square edge work surface, and a low level WC. To the front of the property is an area laid to lawn with a path leading to the front door. The vendors have paid attention to the finer details by fitting Oak veneer doors throughout, fitting window blinds. With double glazing, gas heating to radiators, scope to extend STNC and NO UPPER CHAIN viewing comes 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 offer an excellent service to London Euston (26 mins).

Extensively refurbished 3 bedroom home in Boxmoor

Convenient for local shops, sought after schooling and Hemel Hempstead railway station

Generous living room

Open plan kitchen dining room

New fitted kitchen with a range of integrated appliances

Luxuriously fitted family bathroom

Pleasantly private rear garden with a useful utility area / outside toilet

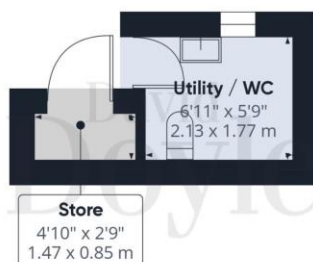
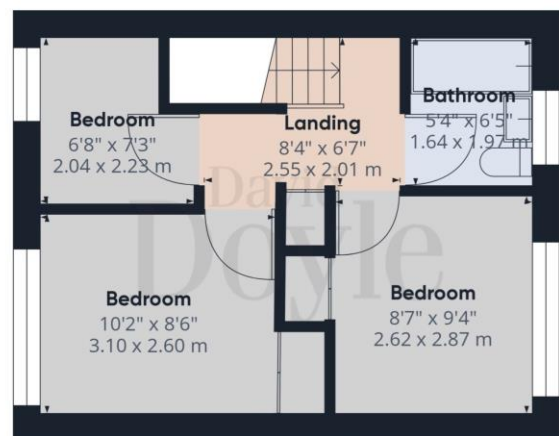
New carpets, wide plank wood effect flooring, 'Oak' doors, full re wire and a new fuse box

Scope to extended STNC

NO UPPER CHAIN

Council Tax Band C

Tenure -Freehold



Approximate total area<sup>1)</sup>

696.85 ft<sup>2</sup>

64.74 m<sup>2</sup>

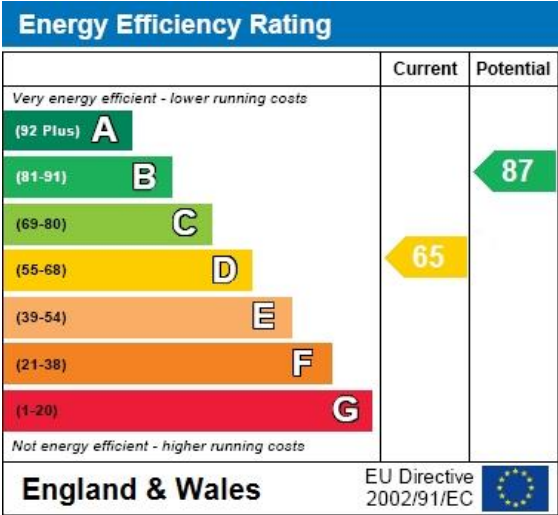
Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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## 79 Beechfield Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1NZ

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of

Approximate year built?	1950
Council Tax Band	D?
This year council tax charge	?
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	No broadband connected
What parking facilities does your property have	None
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 is 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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