

30 Lockers Park Lane

Boxmoor

HP1 1TH

Guide Price £900,000 Freehold

David
Doyle
Sales and Lettings



A truly exceptional Victorian `Villa` constructed in 1881. This beautiful four storey home with a driveway and garage is situated in a much sought after Boxmoor position close to excellent amenities, highly regarded schooling and excellent travel links. With stylish accommodation arranged over four floors and retaining many character features, the property comprises a hallway with stairs to the first floor, two reception rooms, a bespoke fitted kitchen, laundry room, guest WC and an integral garage to the ground floor. Also accessed from the hallway is the fabulous basement living room. To the first floor are two double bedrooms, the master with an ensuite and dressing area, a generous landing and the family bathroom. The second floor offers two further bedrooms, one with an en suite, an office and plenty of eaves storage. Externally, the property has a pleasantly private landscaped rear garden with space for seating areas, a hot tub, mature plants and shrubs and fenced boundaries. To the front of the property is a brick blocked driveway with access to the garage and steps to the front floor. An internal viewing is essential to appreciate this beautiful property.

`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).

Exceptional Victorian Villa

Beautiful Decorative Order Throughout

Bespoke Kitchen With Quartz Work Surfaces

Stunning Living & Dining Areas

Original Character Features

Master With En Suite & Dressing Area

Family Bathroom With A Roll Top Bath

Rarely Available Boxmoor Situation

Garage & Parking

Approaching 2200 Square Feet

Council Tax Unknown

Tenure -Freehold



Scan here for more details





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

30 Lockers Park Lane, Hemel Hempstead, Hertfordshire, HP1 1TH

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?	1881
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Council Tax Band	F
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This year council tax charge	£2984.61
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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	Cable
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What parking facilities does your property have	Private/driveway Garage
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Please state any costs per annum for parking	None
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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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