

**88 Horsecroft Road, Boxmoor,  
Hemel Hempstead,  
Hertfordshire, HP1 1PX**

David  
**Doyle**  
Sales and Lettings

**Price £550,000** Freehold



This extended and beautifully presented 3 double bedroom family home with a garage and driveway is located in this highly sought after road in Boxmoor `Village`. In an ideal location for commuters as this property is convenient for Hemel Hempstead mainline station with links to London Euston while also being well located for local shops, sought after schooling and local amenities. The ground floor features an impressive open plan kitchen dining family room with a roof lantern, Amtico flooring and bi fold doors that seamlessly open on to the rear garden. The kitchen has been fitted to a high standard and comprises a range of wall and floor mounted units, a range integrated appliances, electric underfloor heating, Quartz work surfaces and a matching breakfast bar area. The ground floor is completed by a useful guest cloak room and a welcoming entrance hall with stairs leading to the first floor and a personal door to the garage. The first floor boasts a generous living room along with one of the double bedroom with the added benefit of an ensuite shower room. The second floor offers two further double bedrooms and a family bathroom with a shower over the bath. The rear garden is pleasantly private and landscaped with a composite decked seating area, a brick built BBQ, an outside sink with both hot and cold water, outside lighting, power and an area laid to lawn with herbaceous borders. To the front of the property is a driveway that offers excellent off road parking facilities and access to the garage that benefits from power and lighting. Call NOW to arrange a viewing.

'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).

Extended and beautifully presented 3 double bedroom family home

Sought after road in Boxmoor 'Village'

Impressive open plan kitchen, dining, family room with bi fold doors and roof lantern

Kitchen fitted to a high standard with the benefit of intergated appliances

Generous living room

Ensuite shower room

Family bathroom. Downstairs cloak room

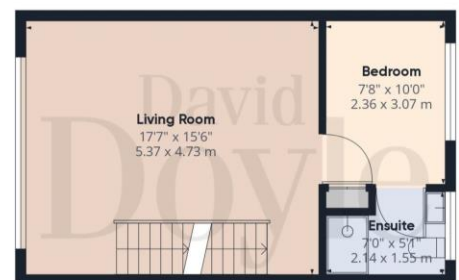
Rear garden

Garage. Driveway

Viewing is a MUST

Council Tax Band D

Tenure -Freehold



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

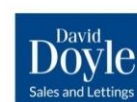
1257.28 ft<sup>2</sup>

116.8 m<sup>2</sup>

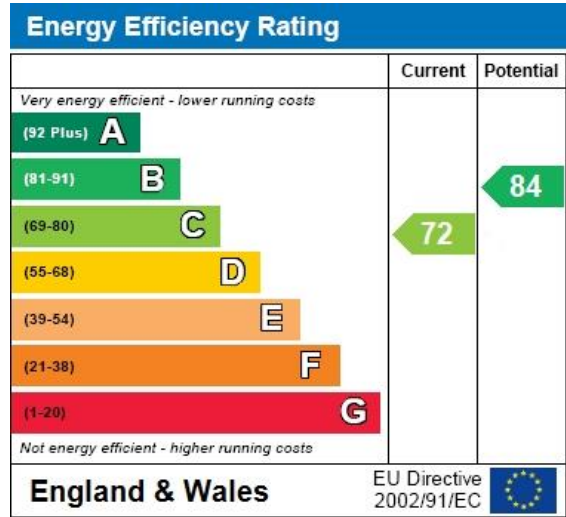
(1) Excluding balconies and terraces

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



Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

# 88 Horsecroft Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1PX

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?	1968
Council Tax Band	d
This year council tax charge	2,066.26
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	ADSL
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 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

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.