

**19 Roughdown Avenue**  
**Boxmoor**  
**HP3 9BH**

David  
**Doyle**  
Sales and Lettings

**Offers Over £550,000** Freehold



A Rarely Available Three Bedroom semi detached Family Home with Driveway situated in this popular HP3 Cul De Sac close to excellent amenities including the Mainline Train Station and highly regarded schooling. Offered to the Sales Market for the first time in many years and having been updated by the current owner yet offering excellent scope to extend subject to the necessary planning consents, this property is a must see to appreciate. The accommodation to the Ground floor comprises a hallway with stairs leading to the first floor and doors to the spacious Living Room with a feature fireplace, a brick built mantle piece and a bay window offering views to the front aspect and the extended fitted kitchen with a range of wall and base units, coordinating work surfaces and space and plumbing for white goods. Finishing the ground floor accommodation is the separate dining room and lovely recently added sun room with a lantern roof and patio doors opening the width of the room and enjoying views of the rear garden. To the first floor is a spacious landing with loft access and doors to three good sized bedrooms and the family bathroom. Externally, a particular feature of the property is the rear garden which is of magnificent size and well arranged with a patio seating area and steps leading to lawn with mature trees and shrubs, a large shed, fenced boundaries and large gated side access to the front of the property offering a Driveway providing Off street Parking for multiple vehicles and steps to the front door. The property is situated on one of the largest plots on the road and enjoys lovely views to the rear and front aspects and has the benefits of Double Glazing and Gas central heating. Call now to view.

‘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).

Three Bedroom Semi Detached Family Home

Large Plot

Driveway For Multiple Vehicles

Scope To Extend (STNPC)

Sun Room With Lantern Roof

Popular Boxmoor Side Road

Easy Access To Station (Via A Key For Residents)

Well Maintained Throughout

Close To Schools & Amenities

Viewing Advised

Council Tax Unknown

Tenure -Freehold







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

## 19 Roughdown Avenue, Hemel Hempstead, Hertfordshire, HP3 9BH

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.

loft boarded?	Yes
ladder?	Yes
look in the loft?	Yes
additional comments?	The loft is currently full !
Are you happy with the details prepared for your property?	Yes
Are you happy for your property to go live on all of our advertising portals?	Yes
Does your property have an EPC? If no has an EPC been commissioned by qualified assessor	Yes
Approximate year built?	1930 approx
Council Tax Band	D
This year council tax charge	£2,087
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	Not sure

What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	Zero
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 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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