

31 Glenview Road

Boxmoor

HP1 1TB

David  
**Doyle**  
Sales and Lettings

Offers Over £600,000 Freehold



A highly individual four bedroom family home with a garage and driveway that has been extensively updated and refurbished to an exceptional standard using only the highest quality fixtures and fittings by the current owners and occupying an enviable position in one of Boxmoor's premier roads. The accommodation is well planned and laid out over four floors. To the ground floor is an outstanding open plan living space with distinct dining and living areas opening to the beautiful fitted kitchen with a range of bespoke wall and base units, integrated appliances, quartz work surfaces and a breakfast bar with contemporary aluminium patio doors opening to the rear garden. Stairs from the living room rise to the first floor and the generous landing with doors to two bedrooms, the master with original shutters and a cast iron fireplace, a guest cloakroom and stunning family bathroom comprising a four piece suite with brushed gold fittings, a recessed TV and fully tiled walls. Stairs from the landing lead to the second floor bedroom suite comprising a lovely double bedroom and beautiful dressing area which was originally a bedroom and could be reconfigured and a door re installed if required. Externally, the rear garden is a particular feature of the property being landscaped and arranged with a patio seating area, steps leading to lawn and a decked seating area ideal for entertaining to the gardens end. To the front of the property is an exquisite tiled balcony veranda, a driveway, a garage providing storage facilities and an office/studio with its own entrance and light and power making it ideal for home working.. Presented in immaculate condition throughout and retaining many original features, an appointment to view is a must to truly appreciate this beautiful home.

‘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).

Stunning Four Bedroom Family Home Over Four Floors

Driveway & Garage

Situated in One of Boxmoor’s Premier Roads

Updated To An Exceptional Standard Throughout

Open plan Living Space With Bespoke Kitchen/Breakfast Room

Landscaped Rear Garden

Highest Quality Fixtures And Fittings

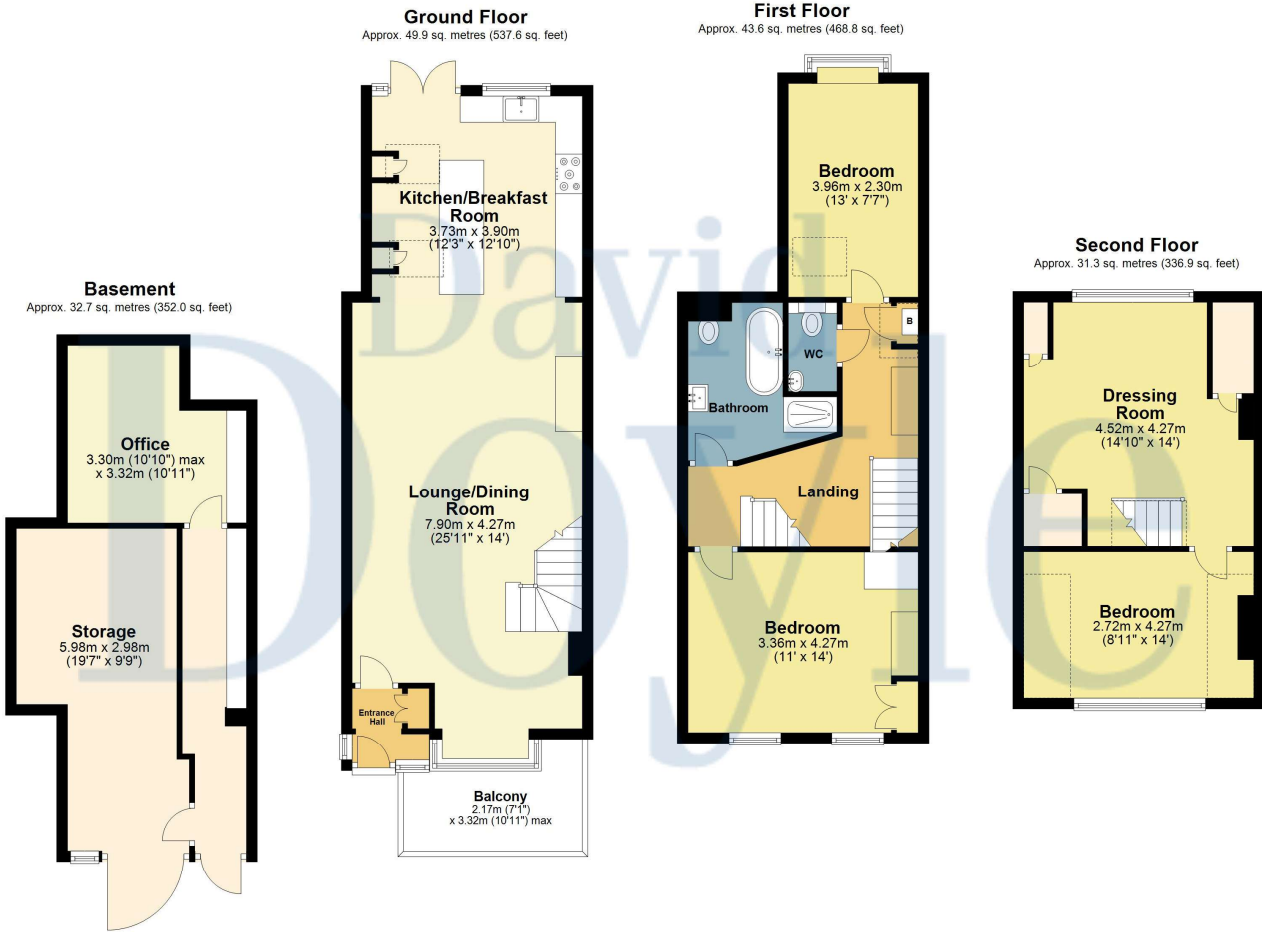
Close To Schools, Amenities & Station

Fully Tiled Four Piece Bathroom

Home Office/Studio

Council Tax Band C

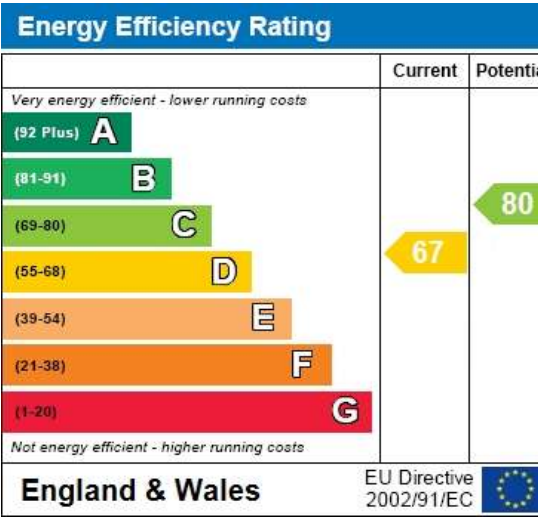
Tenure -Freehold



Total area: approx. 157.5 sq. metres (1695.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

Scan here for more details







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

## 31 Glenview Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1TB

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?	1888
Council Tax Band	C
This year council tax charge	1925
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	Fibre
What parking facilities does your property have	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.