

67 Puller Road

Boxmoor

HP1 1QN

David  
**Doyle**  
Sales and Lettings

Price £435,000 Freehold



Located in the heart of Boxmoor `Village` is this beautifully presented 2 bedroom character cottage that has been much improved by the current owners. This property is conveniently located for sought after schooling, local amenities, shops and Hemel Hempstead main line station with links to London Euston.

The ground floor is arranged with a living room and a separate dining room with a bay window and a feature cast iron fire place. Both the living room and dining room are laid with `Oak` flooring. The kitchen is fitted with a range of shaker style wall and floor mounted units, square edge `Oak` work surfaces, colour coordinated part tiled walls, tiled flooring and a pair of double glazed French doors that open on to the rear garden.

The first floor features two bedroom and a family bathroom, all accessed via the first floor landing that also offers access to a useful loft space. The first floor bedrooms are again laid with `Oak` flooring, while bedroom one benefits from a feature cast iron fireplace and bedroom two has a usefully alcove that offers space for a deep fitted wardrobe. The family bathroom is fitted in white with chrome fittings and is arranged with a bath with a shower over and a fitted shower screen, wash hand basin and a low level WC.

The rear garden is pleasantly private and landscaped with two patio seating areas otherwise mainly laid to lawn.

Viewing is highly recommended to fully appreciate this beautifully presented character cottage.

‘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).

Beautifully presented 2 bedroom character cottage

Located in this highly sought after road in the heart of Boxmoor ‘Village’

Convenient access to local shops, amenities, sought after schooling and Hemel Hempstead station

Living room

Dining room with a cast iron feature fireplace

Fitted kitchen

First floor family bathroom

Pleasantly private rear garden

Viewing is highly recommended

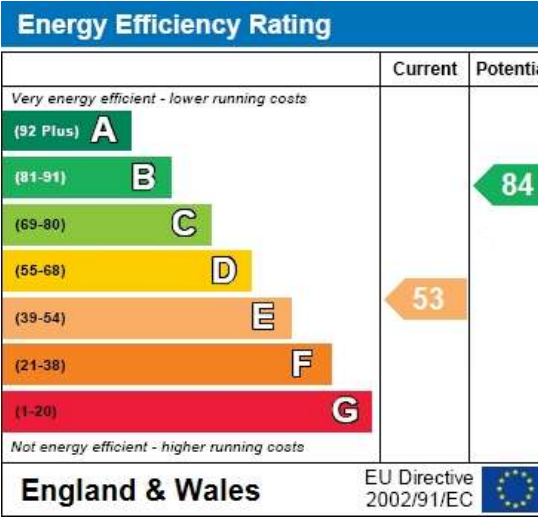
Call NOW to arrange a viewing

Council Tax Band D

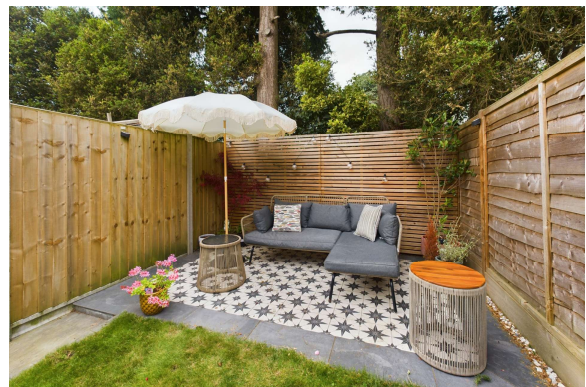
Freehold



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

## 67 Puller Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1QN

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?	1920
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Council Tax Band	D
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This year council tax charge	2000
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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	Fibre
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What parking facilities does your property have	None
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Please state any costs per annum for parking	0
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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
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Is the property an apartment?	No
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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?	Yes
If yes please state what rights are in place?	We have right of way through the neighbours garden to get into our garden.
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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