

**85 Heath Lane, Boxmoor,
Hemel Hempstead,
Hertfordshire, HP1 1JJ**

David
Doyle
Sales and Lettings

Price £875,000 Freehold



Located in this highly desirable road is this impressive 5 bedroom semi detached family home, offering spacious and flexible accommodation while being conveniently located for sought after schooling, local shops, amenities and Hemel Hempstead main line station with links to London Euston. The ground floor is arranged with an impressive kitchen dining room with a pair of double glazed French doors that offer access to the rear garden, a living room with a feature cast iron log burning stove and a bay window with fitted shutters, a dual aspect sitting room with a pair of french doors that open on to the rear garden, a useful utility room, guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The first floor features an impressive dual aspect master bedroom with fitted wardrobes, a walk through dressing room with his and hers vanity unit and a luxuriously fitted ensuite shower room. The first floor is completed by 3 further bedrooms, one currently used as a home office and a family bathroom. Stairs from the first floor landing lead to the second floor and a guest bedroom that is dual aspect and again benefiting from a luxuriously fitted ensuite shower room. To the front the property is a full width gravel driveway that offers excellent of road parking facilities, while the rear garden is arranged with a generous patio seating area for outside entertaining, variegated herbaceous borders and an area laid to lawn. Viewing is highly recommended to full appreciate this stunning 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).

Impressive 5 bedroom semi detached family home in this sought after road

Convenient for sought after schooling, local shops, amenities and Hemel Hempstead main line station

Living room with a feature cast iron log burner. Dual aspect sitting room

Open plan kitchen dining room

Useful utility room. Guest cloak room

Master bedroom with a dressing room and ensuite shower room

Guest bedroom with an ensuite shower room

Family bathroom

Driveway

Garden

Council Tax Band E

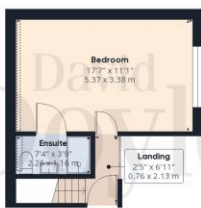
Tenure -Freehold



Ground Floor



Floor 1



Floor 2

Approximate total area¹⁾
1924.05 ft²
178.75 m²

Reduced headroom
6.93 ft²
0.64 m²

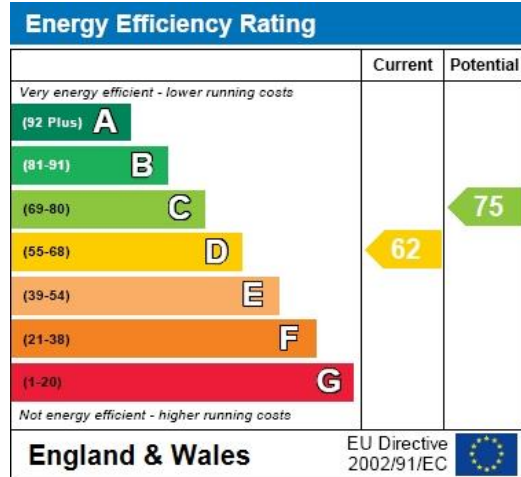
(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Scan here for more details





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

85 Heath Lane, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1JJ

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? 1930

Council Tax Band E

This year council tax charge £2647.38

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? Private/driveway

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 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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