

**20 Cemetery Hill  
Boxmoor Borders  
HP1 1JF**

David  
**Doyle**  
Sales and Lettings

**Price £450,000** Freehold



The cottage boasts a welcoming living/dining room with a brick effect feature fireplace and versatile living space leading to the recently refitted kitchen comprising a contemporary range of wall and floor mounted units including integrated appliances, coordinating work surfaces, underfloor heating and patio doors opening to the rear garden.

Upstairs, the master bedroom is enhanced by a double glazed sash window and a cast iron feature fireplace, while the second bedroom offers picturesque far reaching views towards the countryside beyond. The luxurious family bathroom has been recently refitted and features a white suite with chrome fittings, complimentary wall tiles and flooring and a further separate guest WC, also fitted in white.

On the second floor, you'll find a third bedroom with vaulted ceilings, eaves storage, Velux windows and far reaching views of the surrounding countryside.

The southerly facing rear garden is pleasantly private and arranged with a patio seating area, otherwise laid to lawn, adorned with colourful herbaceous borders, and features gated side access and a shed to the gardens end. The front garden has a further mature garden with dwarfed walled boundaries and steps to the front door.

Viewing of this beautiful character cottage comes highly recommended.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

A Lovely Open Plan End Of Terrace Character Home

Accommodation Over Three Floors

Situated in A Sought after Neighbourhood

A High End Bathroom With Quality Fittings & A Separate Convenient WC

Delightful Mature Garden With A Wonderful Variety Of Plants & Flowers

Quality Fitted Kitchen With Premium Hob & Surfaces With Underfloor Heating

Generous Living Room With Original Features

Recently Installed Double Glazing With Replacement Sash Windows To Front Aspect

Three Bedrooms, Two Doubles & A Delightful Cosy Third

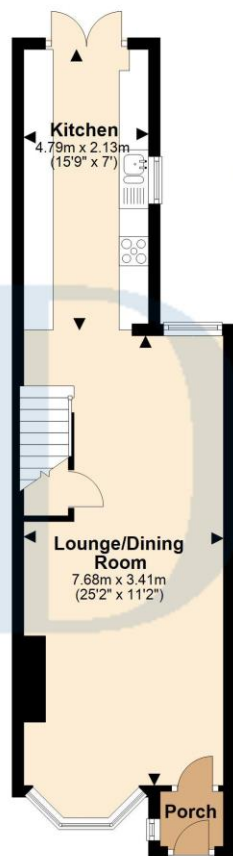
Viewing Advised

Council Tax Band D

Freehold

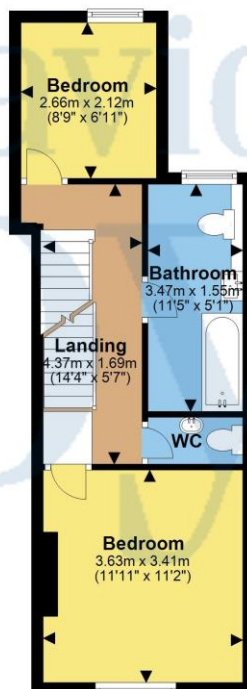
### Ground Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



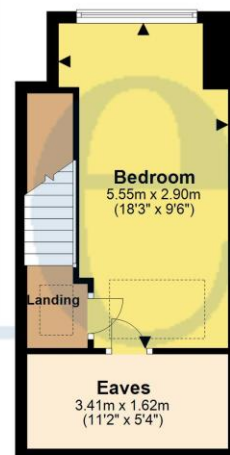
### First Floor

Approx. 33.5 sq. metres (361.0 sq. feet)



### Second Floor

Approx. 26.7 sq. metres (287.3 sq. feet)



Total area: approx. 98.2 sq. metres (1056.7 sq. feet)

This floor plan is not to scale and is to be used for layout guidance only, whilst every care is taken in the preparation of this plan any measurements should NOT be relied upon, please check all dimensions and shapes before making any decisions reliant upon them. Windows and door openings are approximate.  
Plan produced using PlanUp.

Scan here for more details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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

## 20 Cemetery Hill, Hemel Hempstead, Hertfordshire, HP1 1JF

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?	1898
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Council Tax Band	D
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This year council tax charge	2166.04
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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	Permit Parking
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Please state any costs per annum for parking	£40
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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

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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