

**25 Glenview Road**

**Boxmoor**

**HP1 1TB**

**Price £450,000** Freehold

David  
**Doyle**  
Sales and Lettings



A tastefully presented and spacious three bedroom family home with a garage and driveway located in this sought after Boxmoor side road conveniently located for highly regarded schooling, amenities and travel links including Hemel Hempstead main line railway station with links to London Euston. With accommodation arranged over three floors, the property is very versatile and comprises a large garage to the ground floor with scope to convert to living space, a guest cloakroom with utility cupboard, stairs to the first floor comprising a contemporary fitted fully integrated kitchen with coordinating work surfaces, an island and a distinct dining area with patio doors to the rear garden and a generous living room with a balcony. Accessed from the living room is an inner lobby with stairs to the second floor arranged with three well proportioned bedrooms and the refitted family bathroom fitted in a white suite with coordinating luxury part tiled walls. Externally the property has a lovely rear garden of generous size arranged with a patio seating area, steps leading to lawn, colourful plants and shrubs, a shed to the gardens end and fenced boundaries. To the front of the property is a driveway offering excellent off street parking facilities and access to the garage.

'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 Family Home

Garage & Driveway

Sought After Boxmoor Side Road

Arranged Over Three Floors

Generous Well Arranged Garden & Balcony

Contemporary Refitted Kitchen

Luxury Bathroom

Garage Ripe For Conversion

Close To Schools & Amenities

Viewing a Must

Council Tax Band D

Tenure -Freehold



### Ground Floor



### Floor 1



## Floor 2

Approximate total area<sup>10</sup>

992.76 ft<sup>2</sup>  
92.23 m<sup>2</sup>

### Balconies and terraces

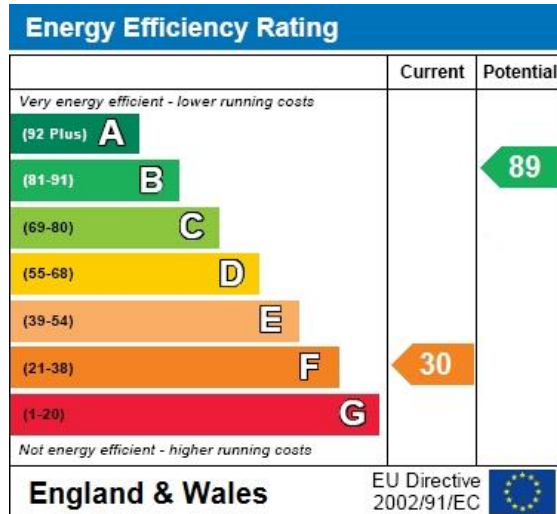
5,48 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360







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

## 25 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?	1950's
Council Tax Band	D
This year council tax charge	2000
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	Cable
What parking facilities does your property have	Private/driveway 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

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