

12 Green End Gardens  
Boxmoor  
HP1 1SN

David  
**Doyle**  
Sales and Lettings

Offers in Excess of £900,000 Freehold



A rarely available Four Double Bedroom Executive Detached property with a Double Length Garage and Driveway situated in this exclusive Boxmoor development close to the Village centre offering excellent amenities, highly regarded schooling, and travel links including Hemel Hempstead Railway Station offering excellent links to London Euston. The property sits on a lovely plot with a south facing garden and internally, the accommodation is well proportioned and, beautifully presented throughout comprising a generous entrance hall with stairs to the first floor and doors to a bright and spacious living room with a log burning fire and patio doors opening to the rear garden, the guest WC, the very useful study/sitting room and the beautifully spacious fully integrated kitchen/breakfast room, arranged with a vast range of wall and base units, coordinating work surfaces, a distinct dining area and patio doors opening to the rear garden. To the first floor are four generous double bedrooms, the master with an ensuite shower room, the spacious landing and the four piecefamily bathroom. Externally, the garden is a fabulous feature of the property being particularly private, south facing and arranged with patio seating areas, a generous lawn with mature trees, plants and shrubs, fenced boundaries, a personal door to the large tandem length garage with light and power and gated sides access leading to the front of the property offering a brick blocked driveway providing off street parking for multiple vehicles and an up and over door opening to the garage. Benefiting from double glazing, gas central heating and offered in exceptional order throughout, an internal viewing is highly recommended to appreciate this excellent family 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).

Rarely Available Four Bedroom Detached Executive Home

Driveway And Double Length Garage

Exclusive Boxmoor Cul De Sac Position

Refitted And Reconfigured Fully Integrated Kitchen/Dining Room

En Suite Shower Room To Master

Southerly Facing Private Garden

Beautifully Presented Throughout

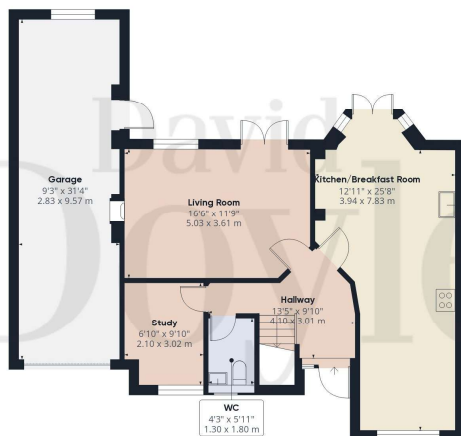
Close To Schools, Amenities And Station

Bespoke Shutters Throughout

Viewing Highly Recommended

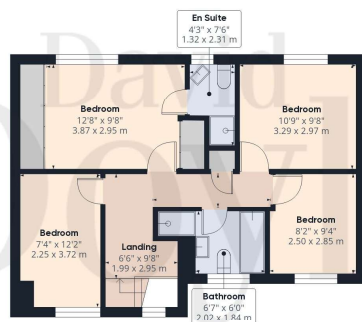
Council Tax Band G

Freehold



Ground Floor

Approximate total area<sup>m</sup>  
154,95 ft<sup>2</sup>  
143.81 m<sup>2</sup>



Floor 1

(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.

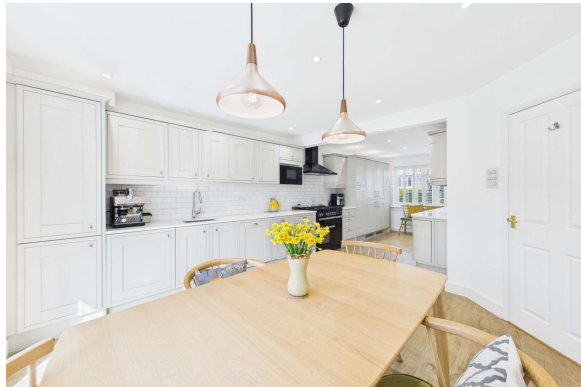
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

# 12 Green End Gardens, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1SN

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? 1993

Council Tax Band G

This year council tax charge £3785.03

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick

Roof type Tile

Is your property supplied by mains electricity? Mains Supply

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Mains Supply

Is your heating gas to radiator heating? Yes

How is your broadband supplied Fibre to the property FTTP

Do you have a telephone connection? Landline

What parking facilities does your property have Private/driveway  
Garage

Please state any costs per annum for parking n/a

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

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.