

43 Sunnyhill Road, Boxmoor,  
Hemel Hempstead,  
Hertfordshire, HP1 1SZ

David  
**Doyle**  
Sales and Lettings

Price £425,000 Freehold



This spacious and well presented 2 double bedroom character cottage is arranged over 3 floors and benefits from being located in the sought after area of Boxmoor. Lounge, dining room, snug, kitchen, bathroom, garden and NO UPPER CHAIN. Call NOW to arrange a viewing.

On entering this cottage you are greeted by a living room that features a bay window and a feature fire place, the ground floor is completed with a spacious family bathroom that is fitted in white with chrome fittings and a landing that has stairs leading to the lower ground floor and the first floor.

The lower ground floor features a dining room, a fitted kitchen and a useful snug area. The kitchen is fitted with a range of matching shaker style wall and floor mounted units and the kitchen window enjoys far reaching views towards the allotments at the rear of the property.

The first floor features 2 double bedrooms with the bedroom to the rear again enjoying those far reaching views.

The rear garden is pleasantly private and arranged with a patio seating area, otherwise laid to lawn with herbaceous borders.

With NO UPPER CHAIN viewing is highly recommended.

Being located in close proximity of 'Boxmoor Village` this property is within easy reach of its 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).

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.

Spacious and well presented 2 double bedroom character cottage

Situated in the sought after area of Boxmoor

Living room with a feature fire place

Dining room

Snug

Fitted kitchen

Bathroom

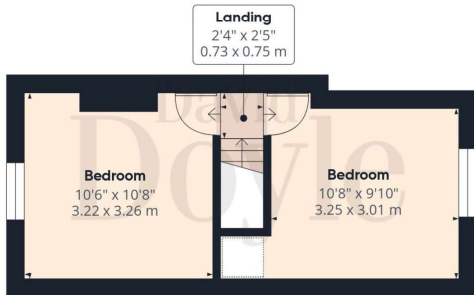
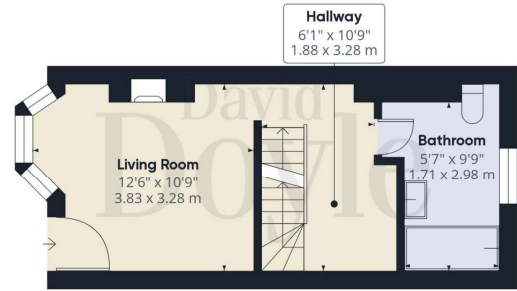
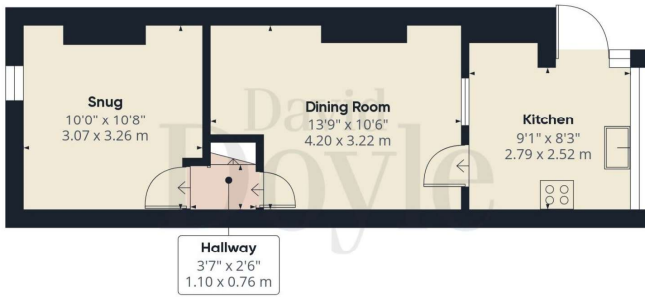
Rear garden

NO UPPER CHAIN

Viewing is a MUST

Council Tax Band C

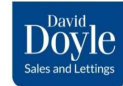
Tenure -Freehold



**Approximate total area<sup>†</sup>**

785.57 ft<sup>2</sup>  
72.98 m<sup>2</sup>

(1) Excluding balconies and terraces

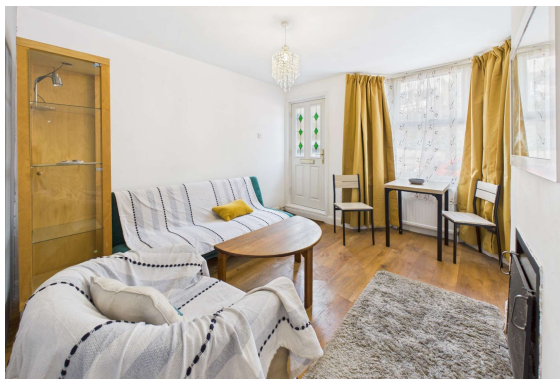
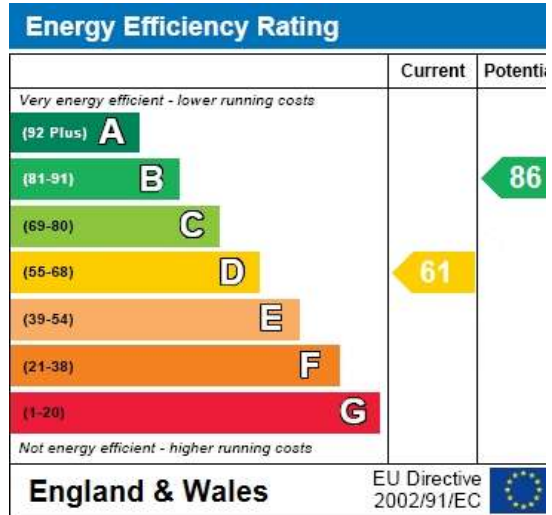


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Scan here for more details





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

# 43 Sunnyhill Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1SZ

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? 1900

Council Tax Band C

This year council tax charge 1500

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

Do you have a telephone connection? None

What parking facilities does your property have None

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? Yes

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? Left hand neighbour has right of way over 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

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.