

34 Horsecroft Road

Boxmoor

HP1 1PY

David  
**Doyle**  
Sales and Lettings

Guide Price £695,000 Freehold



A rarely available detached double fronted Victorian property, retaining a wealth of period features and charm having been sympathetically updated by its current owners and situated in one of Boxmoor's premier side roads close to the village centre with its excellent amenities, highly regarded schooling and within walking distance to Hemel Hempstead mainline railway station offering excellent links to London Euston. The property is beautifully proportioned and has been extended to the ground floor with accommodation comprising two reception rooms – one with a cast iron log burner a lovely bright breakfast/family room opening to the generous fitted kitchen with integrated appliances and guest cloak room to the ground floor. To the first floor are three bedrooms (one with loft access), a landing and the large four piece family bathroom. Externally, the rear garden is a particular feature of the property being generous in size, landscaped and sunny north facing, arranged with patio and lawned areas, mature plant and shrub borders, fenced boundaries and side access to the front of the property. To the gardens end is an attractive home office which is insulated with underfloor heating (controlled by a phone app), wifi light, power and double glazed window and sliding patio doors enjoying views of the garden. To the front of the property is a further cottage garden with walled boundaries and a tiled pathway to the front door. Offered in excellent condition throughout and with benefits including double glazed sash windows and bespoke fitted shutters, we highly recommend a viewing of this beautiful 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 Double Fronted Character Property

Prestigious Boxmoor Position

Close To Village Centre, Schools And Station

Sympathetically Updated By The Current Owners

Retaining Character Features

Extended To The Ground Floor

Double Glazed sash Windows And Shutters

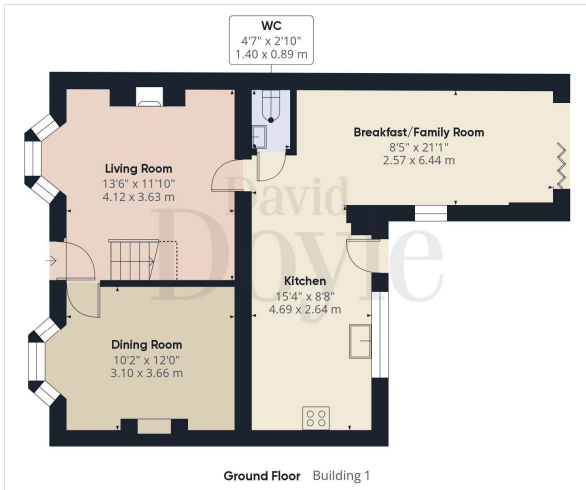
Garden Office/Studio

Landscaped South Facing Garden

Viewing Advised

Council Tax Band E

Freehold



**Approximate total area<sup>(1)</sup>**  
1114.39 ft<sup>2</sup>  
103.53 m<sup>2</sup>

**Reduced headroom**  
12.46 ft<sup>2</sup>  
1.16 m<sup>2</sup>

(1) Excluding balconies and terraces

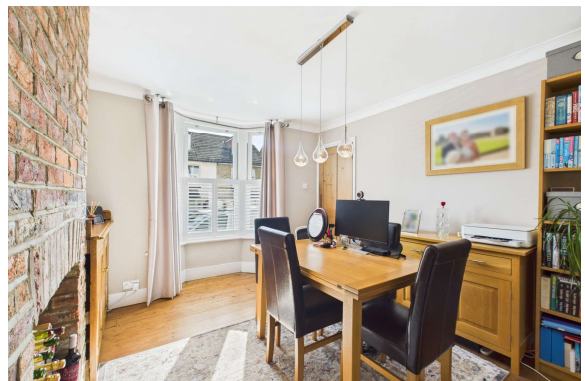
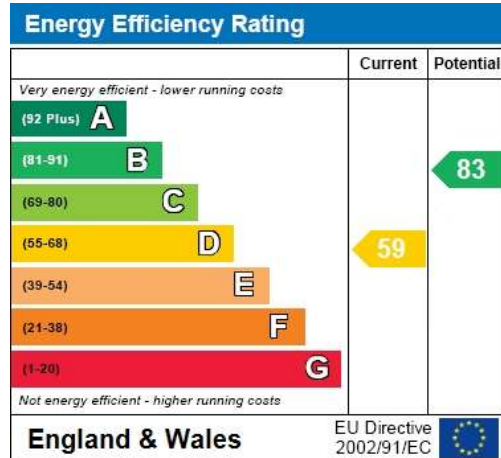
Reduced headroom  
..... Below 5 ft/1.5 m

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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# 34 Horsecroft Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1PY

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? 1885

Council Tax Band E

This year council tax charge 2775.69

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick

Roof type Slate

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 None

Please state any costs per annum for parking £40 per annum (1st vehicle)

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? Yes

If yes please state what restrictions are in place. Can't build off front of house

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