

David Doyle

Boxmoor/ Hemel Hempstead / Berkhamsted / Tring

01442 248671

35 Beechfield Road

Boxmoor, Hemel Hempstead,
Hertfordshire. HP1 1PP

Price £1,550 pcm
To Let



Spacious and well presented 3 Bedroom Semi Detached family home. Well located to village centre, local amenities, schools and mainline railway station with links to London Euston. Lounge. Dining Room. Fitted Kitchen/Breakfast Room. Utility Area. Downstairs Shower Room. First Floor Fitted Bathroom. Double Glazed. Gas Heating To Radiators. Private Rear Garden. Extensive Off Road Parking Facilities. Unfurnished Available End of August.



Double glazed front door to:-

ENTRANCE PORCH

Double glazed casement window to side aspect and further decorative picture windows to front aspect. Tiled floor. Underfloor heating. Recessed ceiling lighting.

ENTRANCE HALL

Double glazed casement window to side aspect. Understairs storage cupboard. Radiator. Picture rail. Coving. Stairs to first floor.

CLOAKROOM/SHOWER ROOM 10'6 (3.2m) x 3'3 (0.99m)

Fitted in a contemporary style in white with chrome fittings and comprising tiled shower area with Aqualisa power shower, contemporary style wash hand basin and low level WC. Colour co-ordinated tiled walls with feature border tiling. Tiled floor with underfloor heating. Chrome heated towel rail. Chrome recessed ceiling lighting. Extractor fan.

LOUNGE 15'0 (4.57m) x 13'0 (3.96m) narrowing to 11'10 (3.38m)

Double glazed casement window to front aspect. Feature fireplace recess with fitted real flame effect gas fire. Contemporary style radiator. Recessed ceiling lighting. Decorative coving.

DINING ROOM 12'11 (3.94m) x 9'11 (3.02m)

Double glazed french doors opening to patio and rear garden. Radiator. Coving.

KITCHEN/BREAKFAST ROOM 17'0 (5.18m) max. narrowing to 13'5 (4.11m) x 11'2 (3.4m) max. narrowing to 9'6 (2.74m)

Fitted with a circular stainless steel sink unit with mixer tap and a range of matching wall and floor mounted units comprising both cupboards and drawers with the benefit of concealed lighting and matching cornices, pelmets, plinths. Colour co-ordinated roll top work surfaces and part tiled walls. Integrated stainless steel Neff 5 burner gas hob with stainless steel extractor over. Stainless steel Neff oven/Grill. Space and plumbing for dishwasher. Tiled floor. 2 radiators. Coving. Double glazed casement window to rear and front aspects. Double glazed doors to front and rear access.

UTILITY AREA 7'3 (2.21m) x 7'2 (2.18m)

Fitted with a circular sink unit and a range of matching wall and floor mounted units comprising both cupboards and drawers. Colour co-ordinated roll top work surfaces and part tiled walls. Space and plumbing for automatic washing machine. Tiled floor. Coving.

**FIRST FLOOR
LANDING**

Double glazed casement window to side aspect. Access to part boarded loft space with light via pull down loft ladder. Shelved storage cupboard. Radiator. Picture rail. Coving. Chrome recessed ceiling lighting.

BEDROOM 1. 13'8 (4.17m) Max into wardrobe recess narrowing to 11'9 (3.35m) x 10'2 (3.1m) Max into wardrobe recess narrowing to 9'0 (2.74m)

Double glazed casement window to front aspect. Range of matching fitted bedroom furniture to two walls comprising 3 double and 2 single wardrobes and a chest of drawers. Radiator. Coving. chrome recessed ceiling lighting.

BEDROOM 2. 11'8 (3.56m) x 10'10 (3.3m)

Double glazed casement window to rear aspect. Range of matching fitted bedroom furniture to two walls comprising wardrobes, dressing table unit and desk. Radiator. Coving.

BEDROOM 3. 12'0 (3.66m) x 9'3 (2.82m)

Double glazed casement window to side aspect. Storage cupboard housing wall mounted gas boiler. Radiator. Coving. Chrome recessed ceiling lighting.

BATHROOM 7'8 (2.34m) x 5'6 (1.68m)

Fitted in white with chrome fittings and comprising panelled bath with mixer tap and shower attachment. Vanity unit with inset wash hand basin and matching cupboards under and to the side and adjacent colour co-ordinated roll top work surfaces. Low level WC with concealed cistern. Part tiled Walls. Tiled floor with underfloor heating. Chrome heated towel rail. Coving. Chrome recessed ceiling lighting. Dual aspect double glazed casement window to side and rear aspects.

OUTSIDE

BLOCK PAVED DRIVEWAY

Offering extensive off road parking facilities.

FRONT GARDEN

With decorative herbaceous features and arranged behind a dwarf brick retaining wall to the property's front curtilage. Outside light. 4 storage cupboards.

REAR GARDEN

Pleasantly arranged with a patio area an area mainly laid to lawn with herbaceous borders. Brick built shed with power, light and double glazed window. Fenced boundaries. Outside lights. Outside tap.



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.