

01442 933450



Boxmoor

O.I.E.O £350,000

A well presented two double bedroom home situated in this sought after area. Benefiting from re fitted bathroom, utility/out building, rear garden and driveway for two vehicles. Within walking distance to village shops, highly regarded schools and mainline train station. No upper chain.

**ENTRANCE HALL : LIVING ROOM : KITCHEN/DINER : UTILITY AREA :
STORAGE CUPBOARD : LANDING : TWO DOUBLE BEDROOMS :
BATHROOM : REAR GARDEN : FRONT GARDEN : DRIVEWAY**

- ❖ Sought after area
- ❖ Kitchen/diner
- ❖ Two generous bedrooms
- ❖ Utility area, storage & side passage
- ❖ Convenient for town centre
- ❖ Well presented throughout
- ❖ Driveway parking
- ❖ Re fitted bathroom
- ❖ Walking distance to schools and train station
- ❖ No upper chain



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Beechfield Road, Boxmoor, Hemel Hempstead, HP1 1PL



STORM PORCH

Front door to:

ENTRANCE HALL

Stairs to first floor, meter cupboard, wood laminate flooring and door to:

LIVING ROOM

Electric fire with surround, under stairs storage cupboard, alcove, wood laminate flooring, coving to ceiling, double glazed window to front and opening to:

KITCHEN/DINER

Fitted with floor and wall mounted units and work surfaces over, space and plumbing for washing machine, space for cooker, space for fridge freezer. Storage cupboard, boiler, extractor fan, radiator, part tiled walls, two double glazed windows to rear and door to:

SIDE PASSAGE

Opening to utility/storage area, cupboard housing space for tumble dryer, tiled floor, door to front and door to rear.

FIRST FLOOR - LANDING

Access to loft void, airing cupboard, radiator, double glazed window to side, doors to bedrooms and bathroom.

BEDROOM ONE

Radiator and double glazed window to front.

BEDROOM TWO

Radiator and double glazed window to rear.

BATHROOM

Suite comprising panelled bath with mixer tap, rail and curtain, wall mounted shower, full pedestal basin with mixer tap and close coupled W/C. Heated towel rail, extractor fan, ceramic tiled floor, fully tiled walls and frosted double glazed window to rear.

REAR GARDEN

Mainly laid to lawn with hardstanding area, outside cold tap, brick wall, shrub bed, deck steps to decking, shrub bed with railway sleeper border and fenced at boundaries.

FRONT GARDEN

Lawn, pathway to front door and side door, shingle and railway sleeper border.

DRIVEWAY

Parking for two vehicles.

EPC Summary: EER C (69/87) EIR C (72/90)



This Plan is to be used for illustrative purposes only. Measurements are approximate. Not to scale. No responsibility will be taken for any omissions or errors shown. Made with Metropix (2014)



Important Notice

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