

01442 933450



Boxmoor

OIEO £400,000

A well presented three bedroom home located in a tucked away location within the sought after area of Boxmoor. Benefiting from two reception rooms, re fitted kitchen, four piece bathroom, rear garden and allocated parking. Walking distance to Hemel Hempstead school & train station. No upper chain.

**STORM PORCH : ENTRANCE HALL : KITCHEN : CLOAKROOM :
LIVING/DINING ROOM : CONSERVATORY : LANDING : THREE
BEDROOMS : BATHROOM : FRONT & REAR GARDEN :
ALLOCATED PARKING**

- ❖ Well presented home
- ❖ Highly sought after area
- ❖ Two reception rooms
- ❖ Two double & one single bedrooms
- ❖ Gardens & allocated parking
- ❖ Tucked away location
- ❖ No upper chain
- ❖ Re fitted kitchen
- ❖ 4 piece bathroom & cloakroom
- ❖ Walking distance to schools & train station



www.hometruthproperties.co.uk

Beechfield Road, Boxmoor, Hemel Hempstead, HP1 1PH



STORM PORCH

Front door to:

ENTRANCE HALL

Radiator with decorative cover, stairs to first floor, ceramic tiled floor, doors to kitchen, cloakroom and to:

LIVING/DINING ROOM

Radiator, understairs storage cupboard, double glazed window and double glazed doors to:

CONSERVATORY

Double glazed windows and doors to rear, wood laminate flooring.

KITCHEN

Fitted with floor and wall mounted units with oak work surfaces over, built-in oven with separate four ring hob and extractor hood over, space for fridge/freezer, space and plumbing for washing machine, integrated dishwasher, butler sink with mixer tap, LED spotlights, ceramic tiled floor, double glazed window to front.

CLOAKROOM

Close coupled WC, corner basin with tiled splashback, frosted double glazed window to front, extractor fan, ceramic tiled floor.

FIRST FLOOR LANDING

Access to loft void, doors to bedrooms and bathroom.

BEDROOM ONE

Radiator, two double glazed windows to rear.

BEDROOM TWO

Radiator, double glazed window to front.

BEDROOM THREE

Radiator, double glazed window to rear.

BATHROOM

Suite comprising panelled bath with mixer tap and shower attachment, shower enclosure with wall mounted shower, close coupled WC, semi-recessed basin with mixer tap, extractor fan, ceramic tiled flooring, LED spotlights.

REAR GARDEN

Staggered garden consisting of patio and shingled area, steps up to raised decking, trees, steps up to further decked area, open lawn area, fenced at boundaries.

FRONT GARDEN

Lawn area, trees, pathway and gated side access, path and steps to front door.

PARKING

Two parking bays to front.

EPC Summary: EER D (67/84) EIR D (65/83)



Total area: approx. 91.6 sq. metres (985.9 sq. feet)



Important Notice

Although these particulars, together with any photographs and/or any floor plans, are intended to give a fair description of the property, they do not form any part of a contract. The Vendors, their Agents, Home Truth and persons in their employ do not give any warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the Agent. All negotiations should be conducted through Home Truth.

enquiries@hometruthproperties.co.uk

Home Truth Properties Ltd, Imex, 575-599 Maxted Road, Hemel Hempstead, Hertfordshire, HP2 7DX