



Standring Rise, Boxmoor, HP3 9AY
Asking price £475,000

Sears & Co
estate & letting agents

A UNIQUE OPPORTUNITY to acquire a three storey, family home situated just 0.4 miles from Hemel Hempstead MAINLINE TRAIN STATION with a truly breathtaking rear garden offering tremendous POTENTIAL TO EXTEND/develop subject to the necessary permissions.

Accommodation currently comprises an entrance porch, entrance hallway, downstairs w/c, KITCHEN/BREAKFAST ROOM, first floor living room, first floor bedroom, two well proportioned DOUBLE bedrooms located on the second floor and a family bathroom.

Externally the property further benefits from DRIVEWAY PARKING, an integral GARAGE with courtesy door to the entrance hallway and a SPECTACULAR corner plot garden. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

Double Glazed Sliding Door

Entrance Porch

Door to the entrance hallway.

Entrance Hallway

Radiator. Stairs rising to the first floor accommodation. Courtesy door to the garage. Access to the downstairs W/C and kitchen/dining room.

Kitchen/Dining Room

Double glazed window. Double glazed door leading to the garden. Fitted with a range of eye and base level units with work surfaces over. Integrated gas hob, oven and extractor. Integrated fridge with freeze box. Space for a free standing washing machine, tumble dryer and dishwasher. Sink and drainer unit with mixer tap. Vinyl tiled flooring. Radiator. Tiling to splash back areas.

Downstairs W/C

Double glazed window. Fitted with a low level w/c and a cabinet enclosed wash hand basin. Tiling to splash back area. Vinyl style flooring.

First Floor Landing

Double glazed window. Radiator. Cupboard housing the boiler.

Bedroom Three

Double glazed window. Radiator. Built in wardrobes.

Living Room

Double glazed window. Radiator. Door leading to the inner hallway.

Inner Hallway

Stairs rising to the second floor accommodation. Store room/cupboard.

Second Floor Landing

Access to the loft, bedrooms one and two and the family bathroom. Airing cupboard.

Bedroom One

Double glazed window. Radiator.

Bedroom Two

Double glazed window. Radiator. Built in wardrobe.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with glass shower screen and shower over, pedestal wash hand basin and a low level w/c. Vinyl style flooring. Tiled walls. Heated towel rail.

To The Front

An area of hard standing providing driveway parking. Access to the front door and gated access to the garden.

Garage

Accessed via a garage door from the front and a courtesy door from the entrance hallway. Power & lighting.

To The Rear

A private garden enclosed by a mixture of timber panel fencing, hedging and chain link fencing. The garden is arranged with an area of patio, lawn and mature planting. Pathway leading around the garden. Gated side access. Shed.

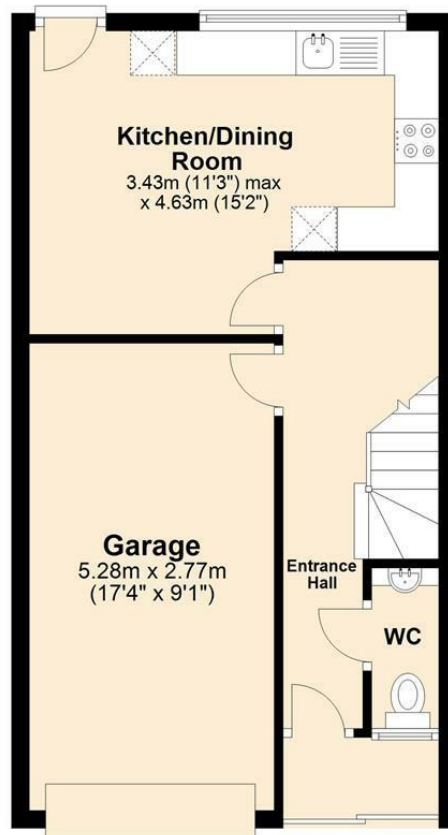


Sears & Co

www.searsandco.co.uk call: 01442 254 100

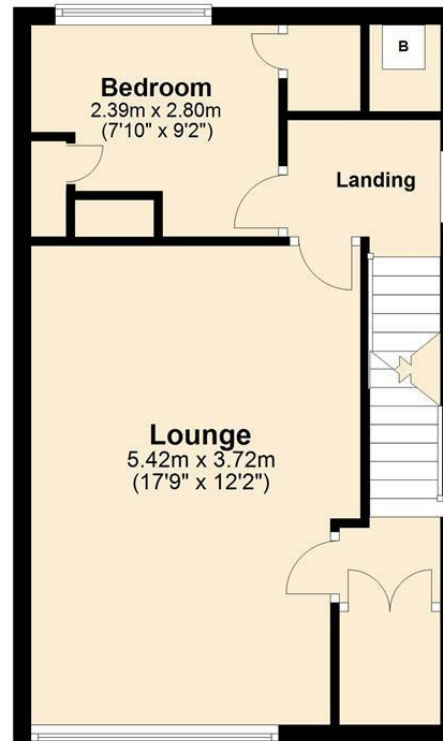
Ground Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



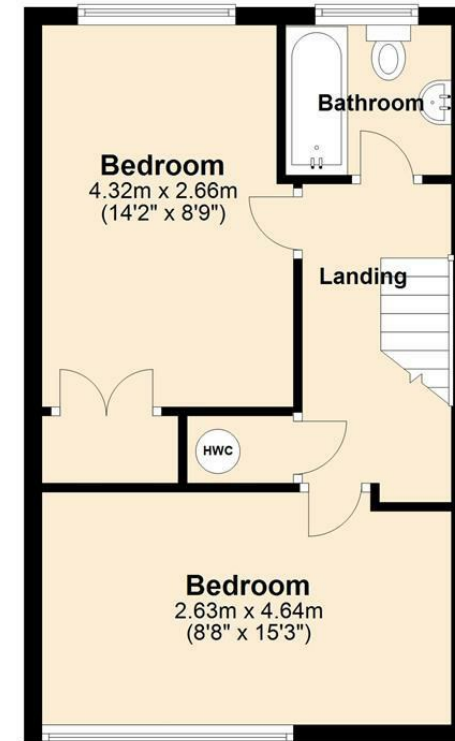
First Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



Second Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



Total area: approx. 114.0 sq. metres (1227.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

