



**Wrensfield, Boxmoor, HP1 1RP**  
**Asking price £925,000**

**Sears & Co**  
estate & letting agents



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AN EXCEPTIONAL example of an EXTENDED, four bedroom 'chalet style' detached home measuring approximately 2300 SQFT situated in one of Boxmoor's most sought after positions on Wrensfield.

Ground floor accommodation comprises an entrance hallway, downstairs w/c, 22FT open plan family living space with luxuriously appointed kitchen area including a walk in pantry, utility room, living room and a ground floor bedroom.

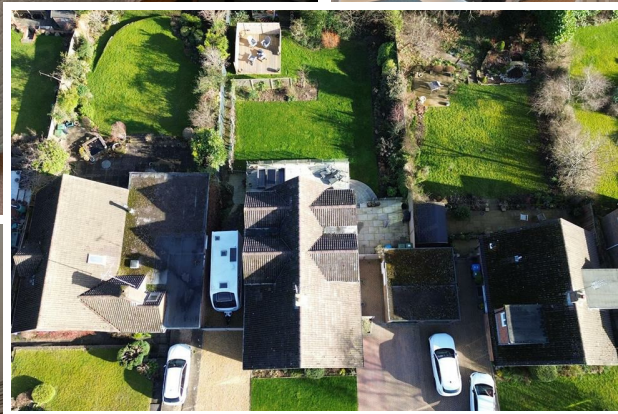
The first floor is arranged with an IMPRESSIVE principal bedroom with EN SUITE shower room and a walk in wardrobe, two further DOUBLE bedrooms one with a walk in wardrobe and one with eaves storage and a refitted family bathroom.

Externally this ideal family home also offers DRIVEWAY PARKING, a garage, a useful area to the side of the property currently utilised to store a motor home and a well manicured, private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

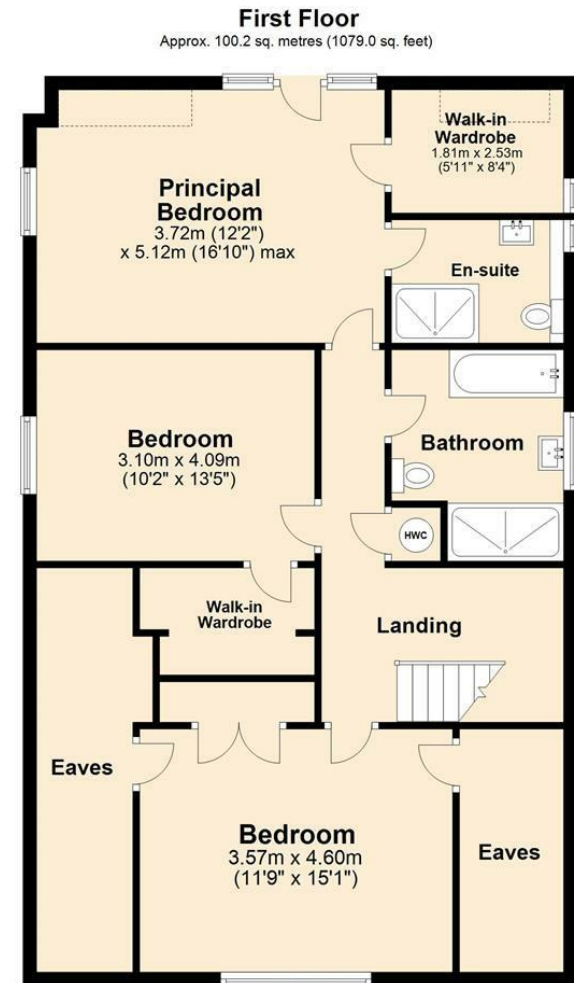
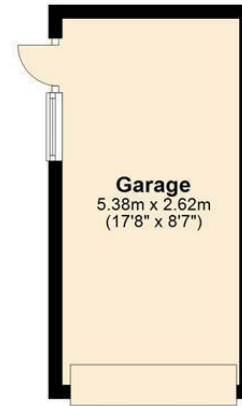
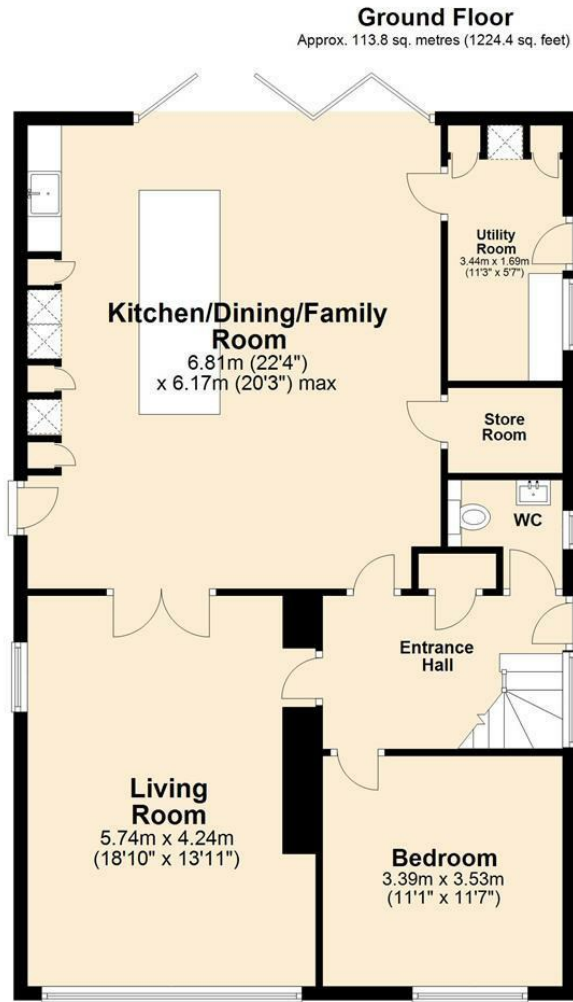


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









**Total area: approx. 214.0 sq. metres (2303.4 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.

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