



Glenview Road, Boxmoor, Hemel Hempstead, HP1 1TB
Asking price £625,000

Sears & Co
estate & letting agents



www.searsandco.co.uk

Sears & Co

A HANDSOME, four bedroom character home situated in this popular position on Glenview Road, BOXMOOR, HP1 with accommodation split over four floors spanning in excess of 1700 SQFT.

Entry level accommodation includes an entrance hallway, OPEN PLAN living and dining areas with stairs leading to the lower ground floor arranged with an IMPRESSIVE 15FT kitchen/breakfast room, and a family area with feature log burner and a W/C.

The first floor houses two WELL PROPORTIONED bedrooms and a family bathroom with a traditional four piece suite. Stairs then lead to the second floor accommodation which includes a bedroom with EN SUITE and a further bedroom/office. Externally the property further boasts a private rear garden and DRIVEWAY PARKING located at the gardens end. Council tax band D. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Tiled flooring. Radiator. Access into the dining area.

Dining Area

Double glazed window. Radiator. Ornate coving to the ceiling. Stairs rising to the first floor accommodation. Open plan into the living area.

Living Area

Two double glazed windows. Under stair storage cupboard. Storage cupboard housing the boiler and water tank. Ornate coving to the ceiling.

Family Room

Double glazed bi-folding doors leading to the rear garden. Tiled flooring. Two radiators. Log burning stove. Recessed down lighting. Open plan to the kitchen.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with granite work surfaces over, also forming upstands and drainer groves. Breakfast bar with granite work surface over. Integrated 'Neff' oven, 'Neff' combi oven and warming draw. Integrated 'Neff' hob with flush fitted extractor over. Integrated dishwasher. Space for a washing machine. Inset sink with boiling water tap. Partially tiled splash back area. Tiled flooring. Under floor heating. Radiator. Recessed down lighting. Access into the w/c.

W/C

Cabinet enclosed wash hand basin and enclosed system w/c. Extractor fan. Partially tiled walls. Wood effect flooring. Recessed down light.

First Floor Landing

Access into bedroom one, bedroom two and the family bathroom. Stairs rising to the second floor accommodation.

Bedroom One

Two double glazed windows. Radiator. Feature fireplace.

Bedroom Two

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a four piece suite to include a shower enclosure with rainfall style shower head over and glass screen, 'claw

foot' bath, traditional style wash hand basin and high level w/c. Traditional style heated towel rail. Tiled flooring. Tiling to shower splash back area. Extractor fan. Recessed down lighting.

Second Floor Landing

Access into the loft. Access into bedroom three and bedroom four.

Bedroom Three

Double glazed window. Radiator. Access into the en suite.

En Suite

Fitted with a three piece suite to include a shower enclosure with glass screen, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Chrome heated towel rail. Extractor fan. Wood effect flooring. Recessed down lighting.

Bedroom Four

Double glazed window. Radiator. Access into eaves storage.

To The Front

Pathway leading to the front door.

To The Rear

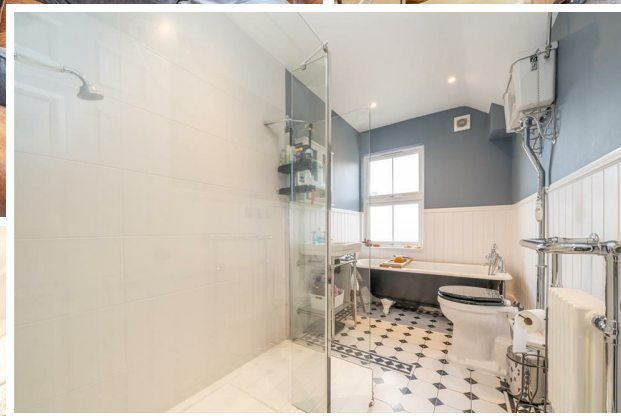
A tiered private garden arranged with areas of patio, lawn and planting. Enclosed primarily by timber panel fencing and part chain linked fencing. Outdoor tap. Outdoor light.

Gym/Timber Cabin

Window to side aspect. Power and lighting.

Parking

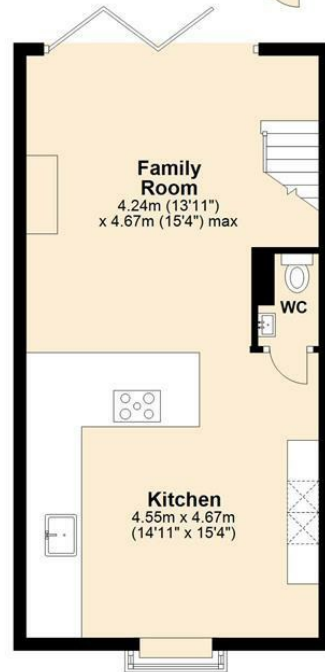
The property further benefits from driveway parking located at the gardens end.





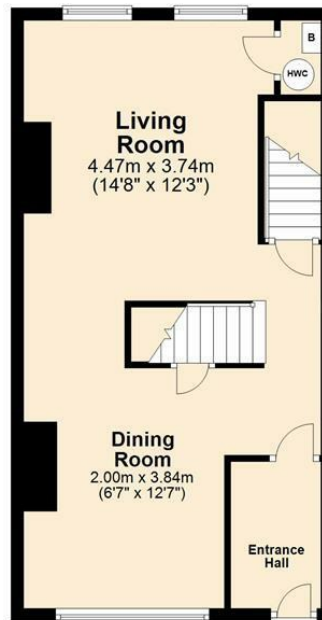
Lower Ground Floor

Approx. 43.6 sq. metres (469.2 sq. feet)



Ground Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



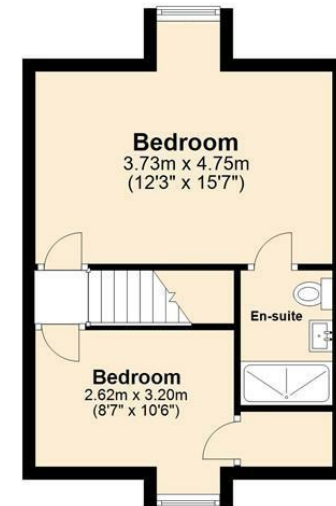
First Floor

Approx. 44.7 sq. metres (480.6 sq. feet)



Second Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



Total area: approx. 165.8 sq. metres (1784.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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		86 B
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		