



**Standring Rise, Boxmoor, HP3 9AY**  
**Asking price £525,000**

**Sears & Co**  
estate & letting agents



**\*\*NO UPPER SALES CHAIN\*\***

AN EXTENDED four bedroom, end of terrace family home with accommodation arranged over three floors spanning in excess of 1500 SQFT situated in this popular position on Standing Rise, BOXMOOR, HP1 approximately 0.4 miles from Hemel Hempstead train station. The layout includes an entrance hallway, OPEN PLAN dining/family room, MODERN kitchen, downstairs w/c, 17FT first floor living room, two first floor DOUBLE bedrooms, two second floor DOUBLE bedrooms and a REFITTED family bathroom with white suite. Externally the property further benefits from DRIVEWAY PARKING, garage/store room and a private rear garden. Council tax band E. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

#### **Front Door**

##### **Porch**

Double glazed window. Built in foot mat. Access into the entrance hallway.

##### **Entrance Hallway**

Wood effect flooring. Radiator. Recessed down lighting. Under stair storage cupboard. Access into the w/c. Stairs rising to the first floor landing. Open plan to the dining/family room.

##### **Dining/Family Room**

Double glazed sliding doors leading to the rear garden. Double glazed window. Vertical radiator. Wood effect flooring. Recessed down lighting.

##### **Kitchen**

Two double glazed windows. Double glazed door leading to the side aspect. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with hob and extractor over. Integrated dishwasher. Integrated fridge freezer. Space for a washing machine. Double ceramic sink with mixer tap. Wood effect flooring. Recessed down lighting.

##### **W/C**

Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Heated towel rail. Tiling to splash back area. Wood effect flooring.

#### **First Floor Landing**

Storage cupboard. Open plan to the living room. Access into one bedroom.

##### **Bedroom**

Two double glazed windows. Radiator.

##### **Living Room**

Double glazed window. Radiator. Access into the inner hallway.

##### **Inner Hallway**

Radiator. Stairs rising to the second floor landing. Access into one bedroom.

##### **Bedroom**

Two double glazed windows. Radiator.

#### **Second Floor Landing**

Storage cupboard. Access into the loft. Access into the family bathroom and two bedrooms.

##### **Bedroom**

Double glazed window. Radiator.

##### **Bedroom**

Two double glazed windows. Radiator.

##### **Family Bathroom**

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment and glass screen, cabinet enclosed wash hand basin and a low level w/c. Heated towel rail. Tiled flooring. Tiled walls. Recessed down lighting.

#### **To The Front**

An area of hardstanding providing driveway parking. Outside light. Access into the garage/store room.

##### **Garage/Store Room**

Accessed via an 'up and over' door. Power and lighting.

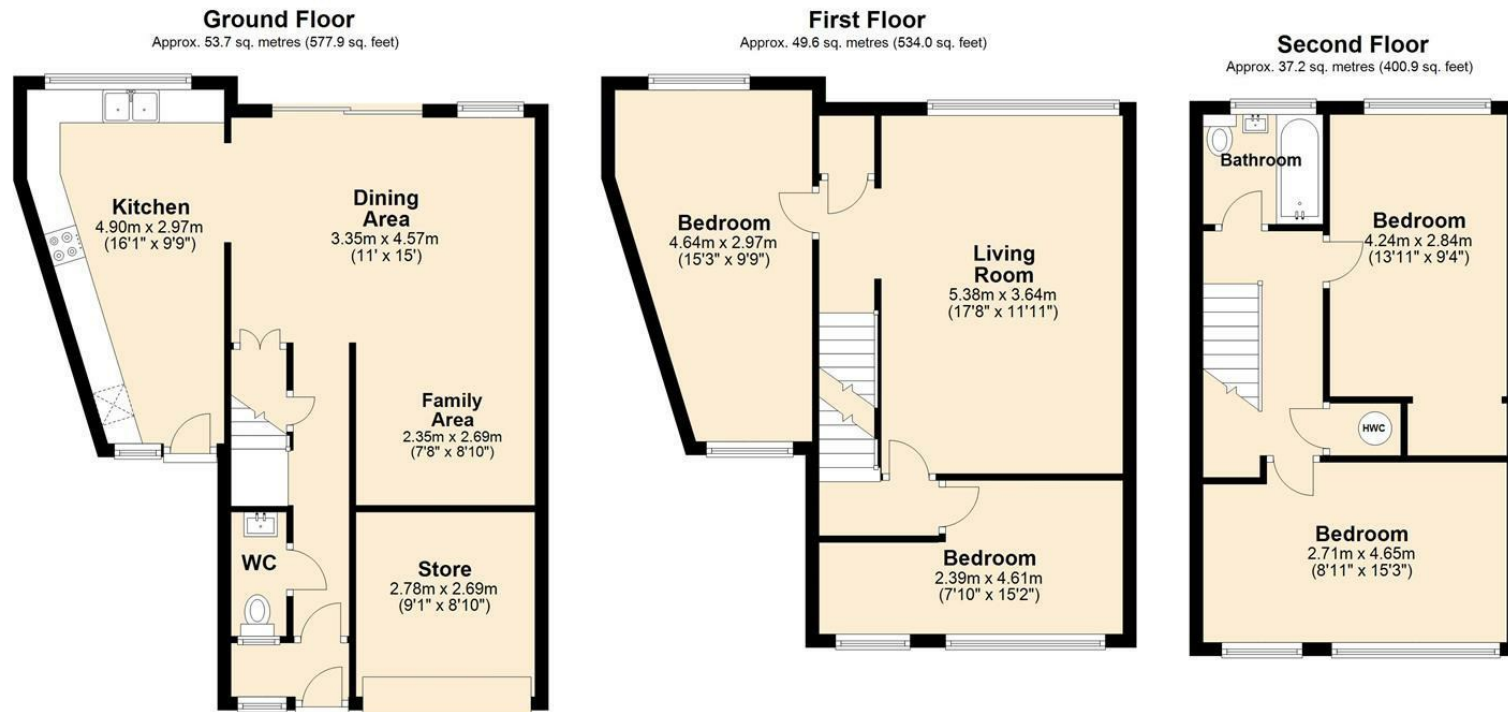
#### **To The Rear**

A private garden arranged with areas of patio and lawn. Outside light. Outside tap. Enclosed by timber panel fencing. Gated side access.



**Sears & Co**

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Total area: approx. 140.6 sq. metres (1512.9 sq. feet)

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Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



