



Stratford Way, Boxmoor, Hemel Hempstead, HP3 9AS
Asking price £625,000

Sears & Co
estate & letting agents



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Sears & Co

A RECENTLY REFURBISHED and SUPERBLY PRESENTED three bedroom semi detached family home, situated in this RARELY AVAILABLE position on Stratford Way, Boxmoor, HP3, approximately 0.4 miles from Hemel Hempstead mainline train station.

Accommodation includes an entrance hallway, OPEN PLAN living/dining area, REFITTED kitchen, useful utility room, downstairs w/c, principal bedroom with EN SUITE, two further bedrooms and a MODERN family bathroom.

Externally the property further benefits from DRIVEWAY PARKING and a low maintenance SOUTH EASTERLY facing garden. Council tax band E. Contact SOLE appointed selling agents Sears & Co to arrange to arrange a viewing.

Front Door

Porch

Port hole style window. Tile effect flooring. Access to the entrance hallway.

Entrance Hallway

Double glazed window. Wood effect flooring. Radiator. Stairs rising to the first floor accommodation. Under stair storage cupboard. Recessed down lighting. Access to the living area and w/c.

W/C

Fitted with a cabinet enclosed wash hand basin and a low level w/c. Tiling to splash back area. Wood effect flooring. Recessed down lighting.

Living Area

Double glazed bay window. Radiator. Wood

effect flooring. Recessed down lighting. Open plan to the dining area.

Dining Area

Recessed down lighting. Wood effect flooring. Open plan to the kitchen area.

Kitchen Area

Double glazed window. Double glazed patio doors leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Integrated hob with extractor over. Integrated oven. Integrated dishwasher. One and a quarter bowl ceramic sink with drainer unit and mixer tap. Tiling to splash back areas. Recessed down lighting. Wood effect flooring. Archway to the utility room.

Utility Room

Double glazed window. Space for a washing machine, tumble dryer and american style fridge freezer. Wood effect flooring. Recessed down lighting.

First Floor Landing

Double glazed window. Access to the loft. Access to all rooms. Recessed down lighting.

Principal Bedroom

Double glazed window. Recessed down lighting. Built in wardrobes with sliding mirrored doors. Radiator. Access to the en suite.

En Suite

Double glazed window. Fitted with a three piece suite to include an oversized shower enclosure with glass screen, freestanding wash hand basin and a low level w/c. Tiled flooring. Partially tiled walls. Recessed down lighting. Radiator.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Wood effect flooring.

Family Bathroom

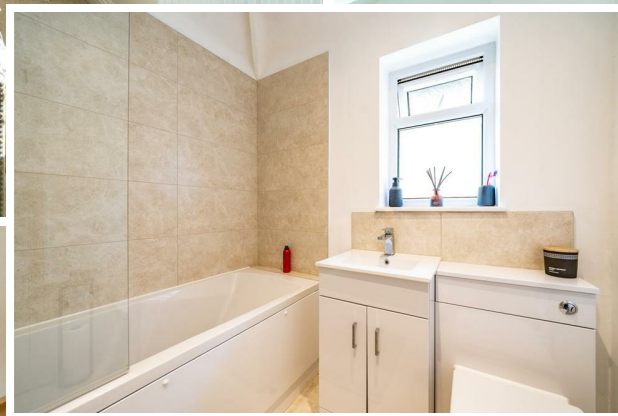
Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with a shower over and glass screen, cabinet enclosed wash hand basin and a low level w/c. Tiled flooring. Partially tiled walls. Recessed down lighting.

To The Front

An area of block paving providing driveway parking. Gated side access.

To The Rear

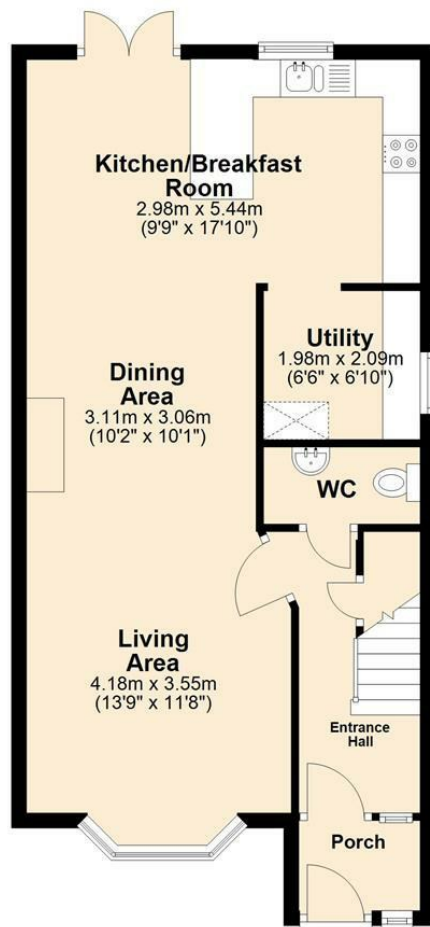
A private garden arranged with areas of block paved patio and lawn. Planted borders. Enclosed by timber panel fencing and part walled. Outside tap. Gated side access.





Ground Floor

Approx. 55.6 sq. metres (599.0 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.4 sq. feet)



Total area: approx. 108.5 sq. metres (1168.4 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		