



**Glenview Road, Boxmoor, Hemel Hempstead, HP1 1TB**  
**Asking price £450,000**

**Sears & Co**  
estate & letting agents

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

A well proportioned three bedroom character home, situated in this popular position on Glenview Road, Boxmoor, HP1, with accommodation split over four floors and spanning in excess of 1300 sqft.

Entry level accommodation includes an entrance hallway and an open plan living/dining room, with stairs leading down to the lower ground floor, which features a refitted kitchen and a 21ft family room.

The first floor houses a bedroom and a family bathroom with a traditional four piece suite. Stairs then lead to the second floor accommodation which includes two further bedrooms.

Externally the property further benefits from a low maintenance private rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### Front Door

### Entrance Hallway

Wood effect flooring. Access to the living/dining room.

### Living/Dining Room

Double glazed bay window. Double glazed door. Wood flooring. Radiator. Vertical radiator. Fireplace with stone hearth. Stairs rising to the first floor accommodation. Access to the inner hallway.

### Inner Hallway

Double glazed window. Glazed feature window. Storage cupboard. Wood effect flooring. Stairs to the lower ground floor accommodation.

### Kitchen

Double glazed doors leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over also forming an island. Oven with gas hob. Integrated washing machine. Ceramic sink with mixer tap. Wood effect flooring. Vertical radiator. Under stair storage cupboard. Archway to the family room.

### Family Room

Opaque double glazed window. Wood effect flooring. Radiator. Recessed down lighting.

### First Floor Landing

Double glazed window. Stairs to the second floor landing. Access to the family bathroom and bedroom one.

### Bedroom One

Two double glazed windows. Built in wardrobes. Radiator.

### Family Bathroom

Double glazed window. Fitted with a four piece suite to include a claw foot bath with shower attachment, shower enclosure, pedestal wash hand basin and a low level w.c. Tiled flooring. Partially tiled walls. Recessed down lighting. Chrome heated towel rail.

### Second Floor Landing

Storage cupboard. Access to two bedrooms.

### Bedroom Two

Double glazed window. Built in wardrobes. Fireplace.

### Bedroom Three

Double glazed window. Radiator. Eaves.

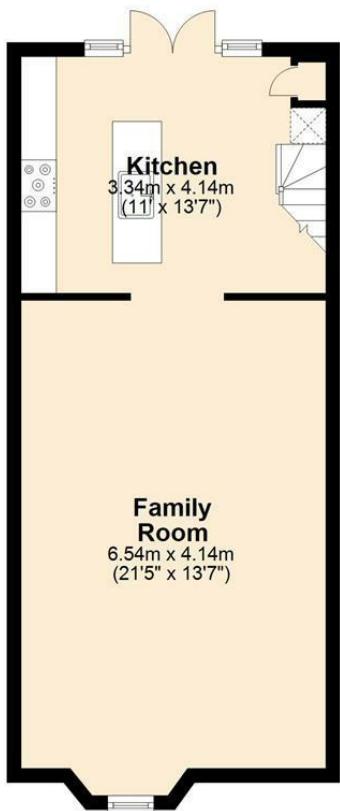
### To The Rear

A private garden laid with artificial lawn. Enclosed by timber panel fencing and part wall. Outside light. Gated rear access.



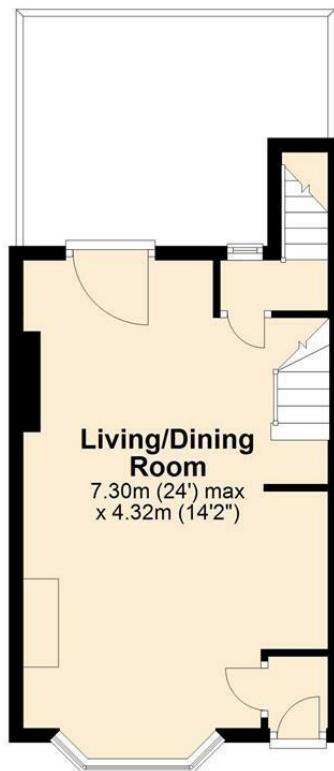
### Ground Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



### Raised Ground Floor

Approx. 30.2 sq. metres (325.6 sq. feet)



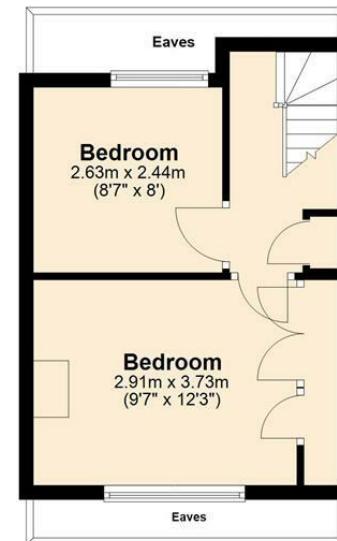
### First Floor

Approx. 29.0 sq. metres (311.9 sq. feet)



### Second Floor

Approx. 24.7 sq. metres (266.4 sq. feet)



Total area: approx. 127.5 sq. metres (1372.1 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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