





**£460,000**

Set in a prominent position on the edge of Boxmoor close to all local amenities and popular schools and within walking distance to the Mainline train station, this three bedroom family home briefly comprises lounge/dining room, kitchen, utility, downstairs WC, family bathroom and front & rear gardens.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs rising to first floor, radiator, door to lounge.

## **LOUNGE/DINING ROOM**

Double glazed window to front aspect, double glazed sliding to rear. Radiator, gas fireplace.

## **KITCHEN**

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, double sink with mixer tap over, gas hob with extractor over, electric double oven, space for: washing machine, fridge freezer, and dishwasher; door to utility.

## **UTILITY**

Double glazed window to side aspect, door to side. Door to cloakroom.

## **CLOAKROOM**

Low level WC, wash hand basin in vanity unit.

## **LANDING**

Wall mounted gas boiler, access to loft space, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, built-in cupboard.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to side aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to front aspect. Three-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, heated towel rail.

## **OUTSIDE**

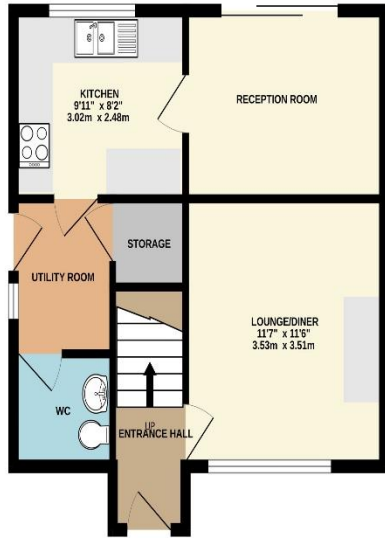
### **FRONT GARDEN**

Mainly laid to lawn with steps rising to front door, flower and shrub beds, gate to rear garden.

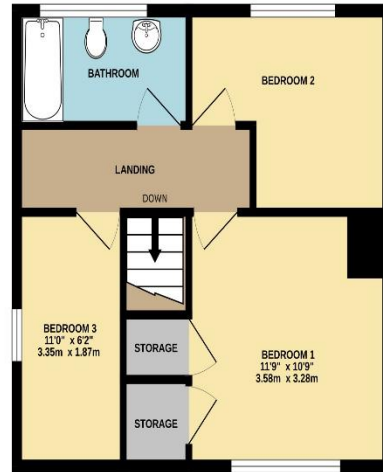
### **REAR GARDEN**

Mainly laid to lawn with access to front, timber storage shed.

GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

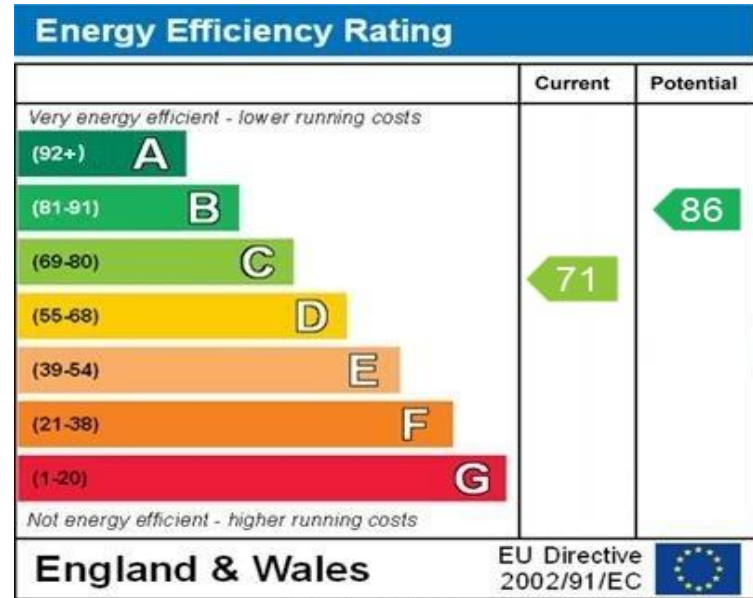


1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



WWW.EPC4U.COM

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents