







**Offers in Excess of  
£500,000**

We are delighted to offer for sale this extended semi detached character home situated in this highly sought after Boxmoor location with lovely open views to the front. Boasting, superbly presented flexible living accommodation that includes, a spacious lounge, refitted kitchen, dining area, office area, utility space and downstairs bathroom, whilst upstairs can be found a large landing, three bedrooms and a luxury shower room. With a double garage, driveway parking and enclosed Westerly facing gardens, all located with walking distance to highly sought after schools, Hemel station and the town centre.

# Property Description

## Entrance Hall

Double glazed UPVC front door opens to the entrance hall, tiled floor, radiator, twin doors to walk in storage cupboard, further under stairs storage cupboard.

## Lounge

With Double glazed bow window to the front, feature fireplace and surround with inset living flame gas fire, radiator, picture rails, TV point.

## Kitchen

A refitted kitchen with a range of base and eye level storage units, glass display cabinets, ample work surface areas with an inset single drainer stainless steel sink unit, built in four ring gas hob with Neff electric oven below, stainless steel splash back and canopy extractor hood over, spot lighting, radiator, stairs to the first floor.

## Dining Area

Double glazed sliding doors to the rear garden, wood effect flooring, radiator.

## Study Space

Double glazed window to the rear, radiator, spot lighting.

## Utility Area

Plumbing and space for a washing machine and tumble dryer.

## Bathroom

A three piece suite comprising a low level WC, wash hand basin with mixer tap set in a vanity unit with cupboard below, bath with mixer tap and shower over, tiled surrounds, double glazed window to the rear, heated towel rail, extractor fan, radiator.

## Landing

Stairs rise to the larger than average first floor landing with double glazed window to the side, access to the loft space, range of built in storage cupboards with wall mounted combination gas boiler, recessed spot lighting.

## Bedroom One

Two double glazed windows to the front enjoying views over open playing fields, radiator, exposed brick wall with open fireplace.

## Bedroom Two

Double glazed window to the rear, radiator.

## Bedroom Three

Double glazed window to the rear, radiator.

## Shower Room

A three piece suite comprising a low level WC, wash hand basin with mixer tap, set in a vanity unit with cupboard below. tiled shower cubicle with glass door, tiled surrounds, double glazed window to the side, heated towel rail, extractor fan.

## Outside

### Garage

A detached double garage set to the rear of the property with up and over door, double glazed window and courtesy door to the rear garden

### Driveway

a block paved driveway providing off road parking for two/three vehicles, outside power and charging point.

### Rear Garden

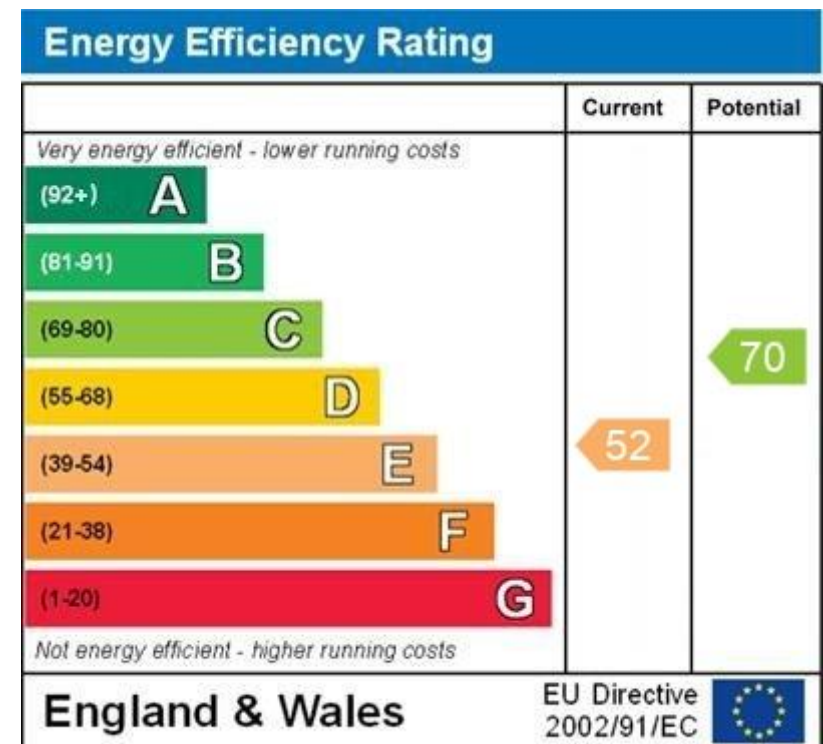
A fully enclosed Westerly facing rear garden with a paved area to the immediate rear, outside power points, cold water tap and security light, lawn area with surrounding borders, vegetable plots, covered storage sheds.



LOCKERS PARK, HEMEL HEMPSTEAD HP1 1TH (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1424 sq.ft. (132.3 sq.m.) approx.

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