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Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
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Temptation comes in many forms...



Boxmoor
PRICE GUIDE £875,000

Boxmoor

PRICE GUIDE

£875,000

Boasting in excess of 2000 sq ft in size and positioned on one of the most sought after cul-de-sacs in the heart of Boxmoor village, it is an easy walk to the station and offered for sale with no upper chain! There is a very generous rear garden, a good size double garage and driveway parking.

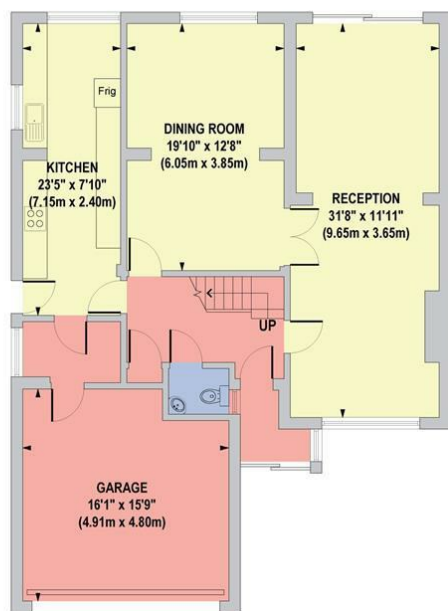
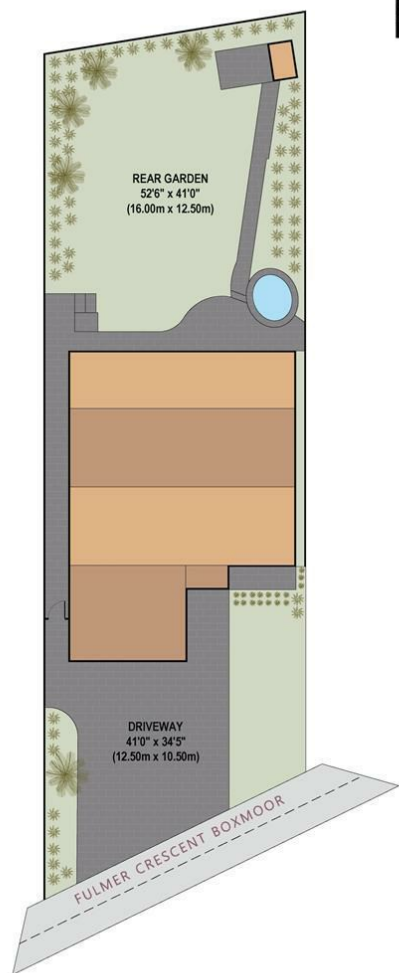


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FULMAR CRESCENT

BOXMOOR

Approximate Gross Internal Floor Area
2132 sq. ft / 198.15 sq. m (Including Garage)



GROUND FLOOR



FIRST FLOOR

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

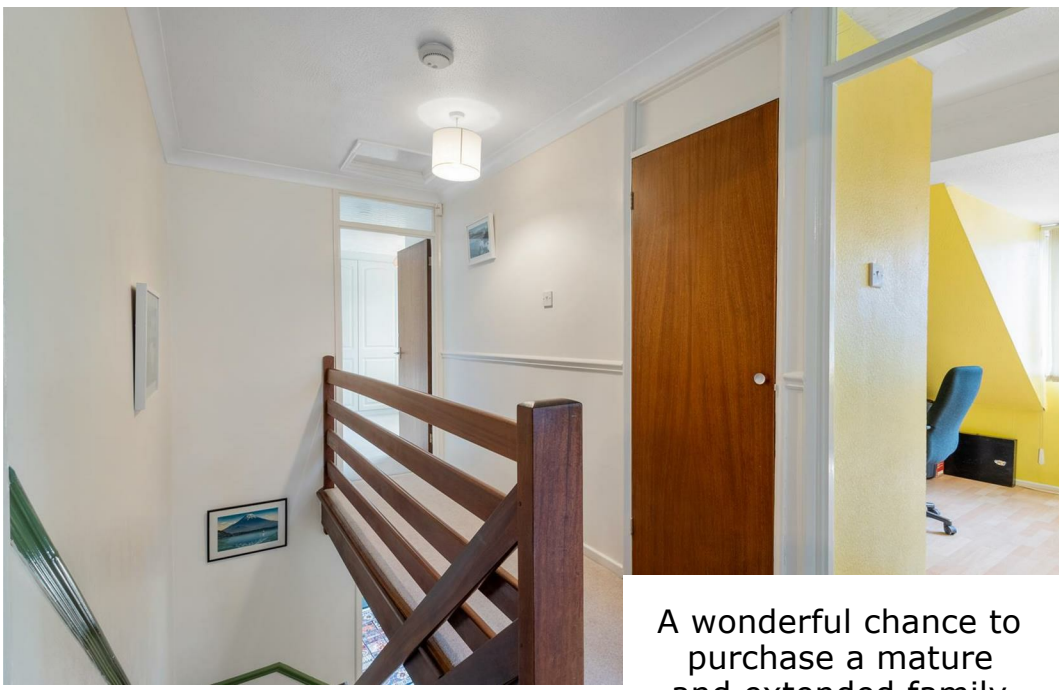
Vertas - www.vertasuk.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (82 plus)		Very environmentally friendly - lower CO ₂ emissions A (82 plus)	
B (81-81)		B (81-81)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
61	79		

England & Wales
EU Directive 2002/91/EC





A wonderful chance to purchase a mature and extended family home in a prime Boxmoor location.



Ground Floor

A good size entrance porch opens to a large reception hall which has stairs rising to the first floor and doors to ground floor accommodation. A door opens to a cloakroom which is fitted with a two piece suite comprising low level wc and wash basin. the principal reception room is in excess of 30ft in length and dual aspect with window to the front and sliding patio doors to the rear. Double doors open to the dedicated dining room which is ideally positioned since there is an opening direct to the kitchen which also is complemented by a separate utility room which has a courtesy door to the double garage.

First Floor

A spacious landing area on the first floor has doors opening to all four magnificently proportioned bedrooms with the principal bedroom boasting not only a range of fitted wardrobes but dual aspect windows to the front and rear and a spacious ensuite shower room. There is also the family bathroom which is fitted with a white three piece suite to include bath, wash basin and wc.

Outside

The property is well set back and enjoys a pleasantly private position, to the front you have a generous Driveway, an area laid to lawn, feature lighting and gated side access to the Rear Garden. The double Garage benefits from an electric up and over door, power and lighting, a wall mounted gas boiler, sink unit and a personal door to the Utility Room. The Rear Garden is pleasantly private and well arranged with an area laid to lawn, variegated herbaceous borders, garden pond, BBQ area, storage shed, outside tap along with power and lighting.

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The Location

Boxmoor village is close to the mainline train station which serves London Euston in a little under 30 minutes proving a popular location for commuters. Boxmoor was mainly constructed in the nineteenth century however over the last 20 years pockets of executive and family housing have been built giving the village a variety of different properties to choose from. This area of Hemel Hempstead derived its name from the famous Box tree and the moors which are still evident as you wander through the village today. Another attractive feature of Boxmoor is the historic Grand Union Canal which winds its way through the moors on the southern side of the village providing picturesque walks. Excellent schooling is available nearby, including Boxmoor primary school, Lockers Park, Abbot's Hill, Westbrook Hay, The Hemel Hempstead School, St Rose's Roman Catholic Infants', John F Kennedy Catholic School and Boxmoor Primary School.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principle.
2. Evidence of deposit funds. If equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement. If monies are in bank accounts, the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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