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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

Temptation comes in many forms...



Boxmoor

OFFERS OVER

£800,000

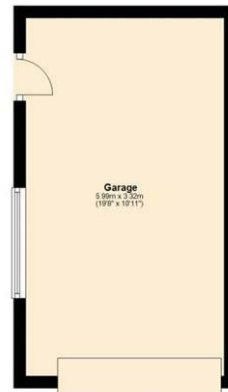
Located in popular Boxmoor for sale this stunning and super flexible detached bungalow with versatile one level living. With the benefit of 4 double bedrooms, 3 bathrooms, a first floor home office, kitchen/breakfast room with separate utility room and a stunning main principal reception room with roof lantern to frame the dining area.



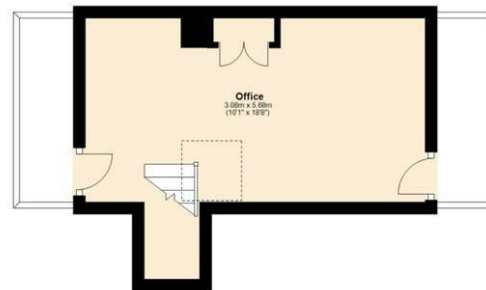
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Outbuilding
Approx. 19.9 sq. metres (214.0 sq. feet)

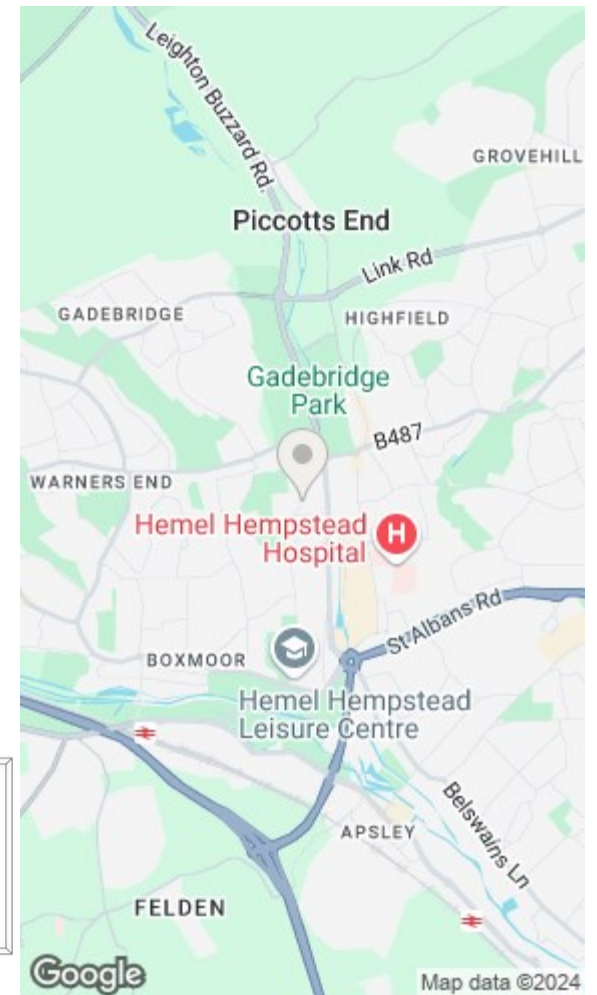


First Floor
Approx. 18.7 sq. metres (201.1 sq. feet)



Total area: approx. 177.8 sq. metres (1913.3 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed. Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
59	80		

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC





A stunning detached home approaching 2,000 sq ft in size and positioned on a sought after road.



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Accommodation

The internal accommodation is spacious and well planned, comprising a spacious hallway with stairs to the first floor, under-stairs storage and doors to the sitting room/ bedroom 4, three further double bedrooms, two with ensuite shower rooms, the large family bathroom, generous fitted kitchen with a separate utility area and an exceptional living/dining room opening to a beautiful 'Orangery' with a vaulted glass roof and far reaching views of the rear garden. To the first floor is a further room currently used as a beauty room offering a lovely versatile space with velux windows and eaves storage.

The Outside

Externally, a particular feature of the property is its generous rear garden, attractively arranged with decked seating areas, steps leading to lawn with mature trees, plants and shrubs, a shed to the gardens end, fenced boundaries and side access leading to the detached garage with light and power, a large driveway to the front of the garage and gated access with further parking and an attractive cottage garden with fenced boundaries and a tiled path to the front door. The property has been extensively updated by its current owners to a high standard and is presented in excellent order throughout.

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 the well regarded South Hill Primary School.

Agents Information For Buyers

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 principal.
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 in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.



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