



Boxted Road
Hemel Hempstead, HP1 2QT

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Boxted Road, Hemel Hempstead

This attractive 3-bedroom end of terrace property exudes charm and comfort, offering a delightful living experience. Well-maintained and thoughtfully designed, this home is sure to impress with its inviting features.

Upon entering, you are greeted by a cozy lounge with a fireplace, located to the front of the property, providing a welcoming space to relax. The kitchen boasts a full range of modern units complemented by coordinating work surfaces, enhancing both functionality and aesthetic appeal. A breakfast bar adds convenience, while built-in appliances including a double oven and a wine fridge elevate the culinary experience.

Adjacent to the kitchen is the dining area, adorned with French doors that open onto the decking area of the garden, seamlessly blending indoor and outdoor living. The ground floor also features a utility area, offering practicality, with the potential to be utilized as a small home office, providing a versatile space to suit various needs and a cloakroom.

Ascending the stairs from the hall, you reach the first floor, where a recently renovated bathroom awaits, complete with a shower over the bath, two double bedrooms offer comfort and privacy, while a good-sized single bedroom with a built-in wardrobe provides ample storage space.

Outside, the rear of the property boasts a notably spacious garden, accessed via a side entrance, offering ample opportunity for outdoor enjoyment and recreation. At the front, a neat, paved area adds to the property's curb appeal, welcoming you home.

In summary, this property presents an appealing blend of comfort, style, and practicality, making it an ideal choice for those seeking a cozy and well-appointed home.

This property is positioned in the popular area of Warners End centrally located on the south side of Hemel Hempstead close to Hemel Hempstead mainline station, providing a fast and frequent railway service into London Euston in 24 minutes.

Local amenities include a doctors surgery, parade of shops, and a petrol station. The local schools are Micklem Primary School and Laureate Academy Secondary School.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Features

- Attractive End of Terrace House
- Three Bedrooms
- Kitchen / dining room with breakfast bar
- Utility room
- Cloakroom
- Spacious rear garden with raised decked seating area
- Side access
- Popular Warners End location

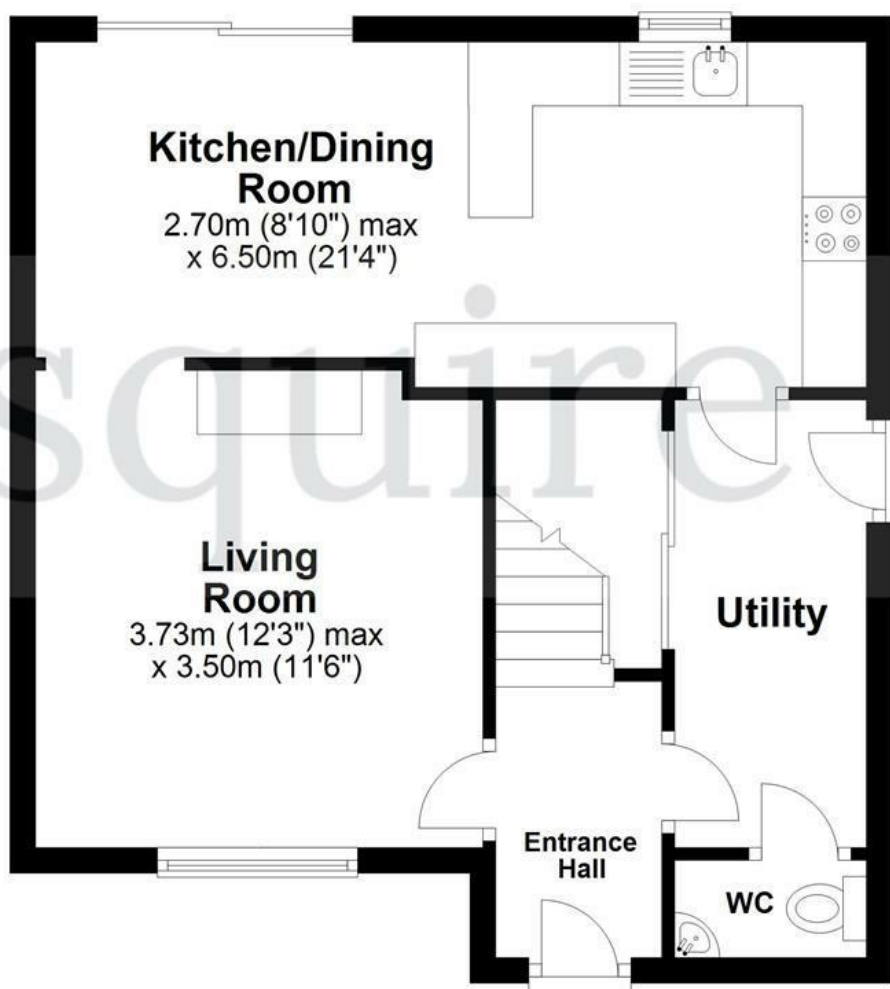
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C	69		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



Total area: approx. 83.9 sq. metres (903.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE
01442 233533 | www.squirestates.co.uk