



76 Gravel Lane, Hemel Hempstead, HP1 1SA
Asking Price £695,000

A three double bedroom detached chalet bungalow in the popular area of Boxmoor situated on a good sized plot with multiple options to extend subject to appropriate permissions.

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NO UPPER CHAIN! A three double bedroom detached chalet bungalow on a good-sized plot with scope to extend subject to appropriate permissions.

The property comprises; spacious entrance hall leading to living room with garden access, dining room, kitchen with garden access, third bedroom, downstairs WC. Upstairs there are two large double bedrooms with built in storage, bathroom and mezzanine landing.

The property benefits from mature gardens to both the front and rear with useful side access. The rear garden currently contains mature shrubs and borders and measures of over 100ft in length. Garage and driveway provide parking options for multiple cars.

This Must-See Property is in the heart of Boxmoor within proximity to Hemel Hempstead Railway Station making it a property in prime position. Well placed for both primary and secondary school options.

Freehold Tenure.
Council Tax Band F.

- NO UPPER CHAIN!
- THREE DOUBLE BEDROOMS
- GARAGE AND OFF-STREET PARKING FOR MULTIPLE CARS
- POPULAR LOCATION
- DETACHED CHALET BUNGALOW ON A LARGE PLOT
- LARGE FRONT AND REAR GARDENS
- SCOPE TO EXTEND SUBJECT TO APPROPRIATE PERMISSIONS
- CLOSE TO LOCAL SCHOOLS AND TRAIN STATION

Entrance Hall

Living Room

Dining Room

Kitchen

WC

Bedroom Three / Reception Room

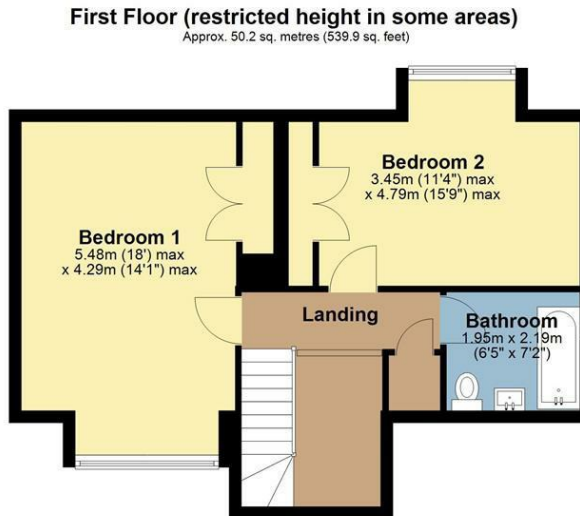
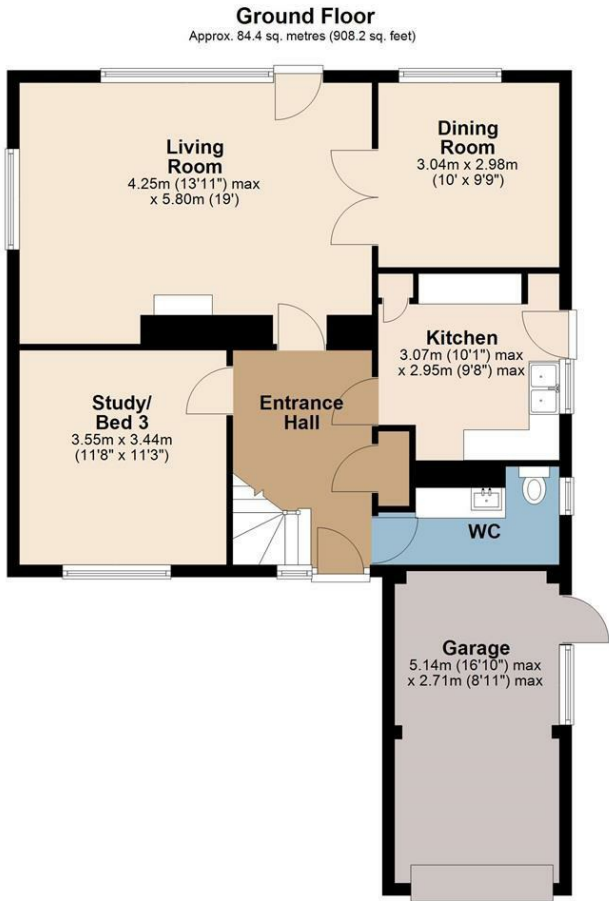
Master Bedroom

Second Bedroom

Bathroom

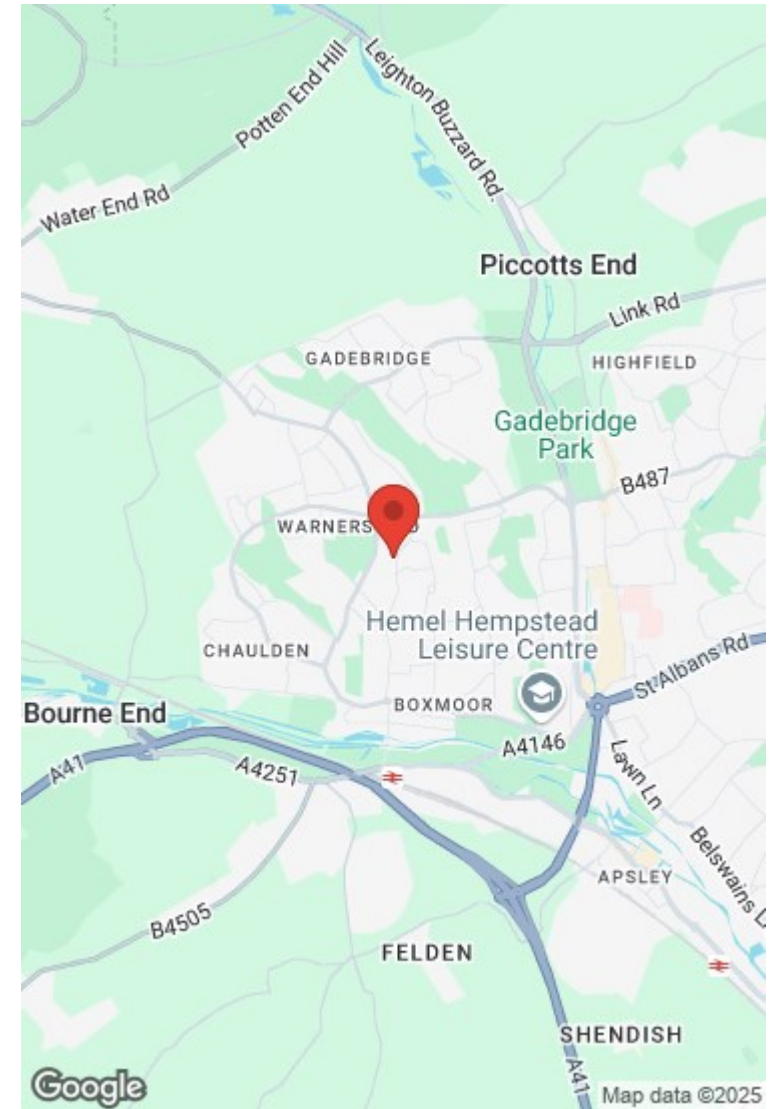
Garage





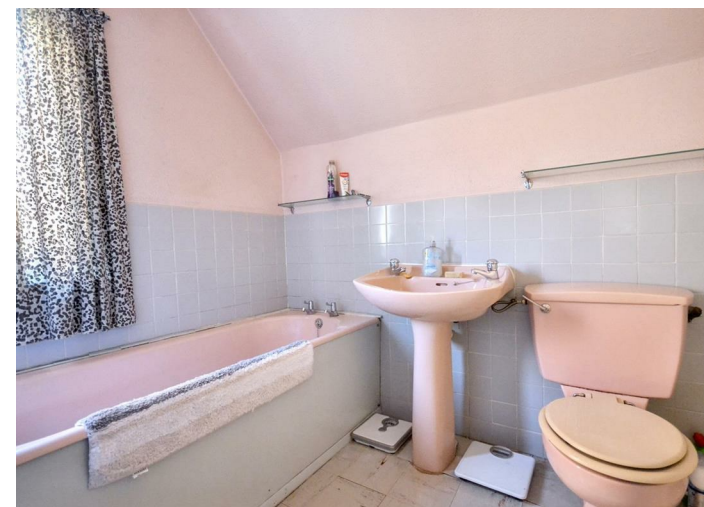
Total area: approx. 134.5 sq. metres (1448.2 sq. feet)

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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