



REGENT
ESTATES

OLD FISHERY LANE, BOXMOOR

£4,250 PCM

DESCRIPTION

An absolutely charming detached PERIOD COUNTRY HOUSE dating back in parts to the 16th century, thoughtfully improved, beautifully presented throughout and set in delightful grounds of just under an acre. This inviting family home can be found towards the end of a quiet no through road close to the River Bulbourne and Grand Union Canal yet is within walking distance of Hemel Hempstead station. Gated entrance driveway for several cars. Rent excludes garden maintenance. May consider pets. EPC Rating D. Council Tax Band G. AVAILABLE IN JULY.

Accommodation: Entrance hallway with wood burning stove, leading through to a high specification kitchen and breakfast/family room, study with fireplace, living room, conservatory/utility/boot room with doors to the gardens, cloakroom, hard floors throughout; upstairs there is a good size landing, master bedroom with vaulted ceiling and fitted storage, second double bedroom with built in wardrobe, third double bedroom with walk in wardrobe, a single bedroom, and a recently refitted shower room and a bathroom with shower over bath.



VIEWING

Strictly by appointment through Regents Estates

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Important Notice

1. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
2. The floor plan is not drawn to scale. Room sizes are taken between internal wall surfaces and should not be relied upon for carpets and furnishings.

