

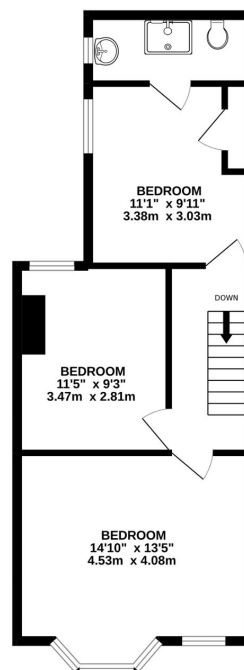
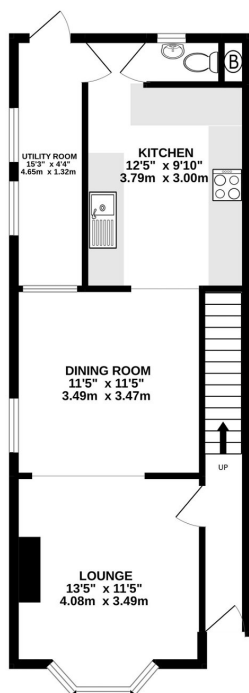
Boxmoor, Hemel Hempstead

Offers Over £485,000

3 1 2



- Reference BM0526
- 3 BEDROOM SEMI DETACHED Edwardian Villa
- Double glazing & Gas Fired Heating
- Private rear COURTYARD GARDEN
- Potential for LOFT CONVERSION (STPP)
- OPEN VIEWS across Boxmoor Trust land to the front
- Refitted 'cottage style' Kitchen
- 7 minute walk to Hemel Hempstead station (London Euston 30 mins away)
- Close to the Grand Union canal
- BRAND NEW Gas Boiler

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.

TOTAL FLOOR AREA: 1121 sq.ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ref: BM:0526. Room with a VIEW! A Stunning Edwardian 3 BEDROOM character SEMI DETACHED home with a VIEWS across open fields in this sought after edge of town location in BOXMOOR. The perfect spot for busy commuters hankering after Green space, but with an easy 7 minute walk to Hemel Hempstead TRAIN STATION (28 mins into London EUSTON). Perfectly located between Hemel Hempstead & cosmopolitan Berkhamsted this home is also convenient for Westbrook Hay Prep School, whilst the A41 allows easy access to nearby motorways such as the M1 & M25, plus nearby airports. Perfect for dog walkers & commuters. However this adorable home still offers further room for improvement, most noticeably with Potential for a LOFT CONVERSION (subject to planning permission), as already carried out by the neighbours! Don't delay book your VIEWING NOW.