



LINDSAY McRAE

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Cemetery Hill, Hemel Hempstead, HP1 1JF

Guide Price £780,000

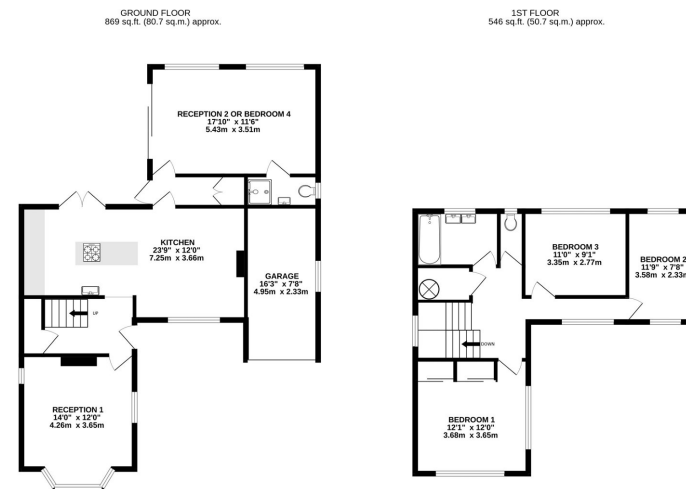
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- Reference BM0526
- POTENTIAL to EXTEND (STPP)
- Beautifully Presented & Modernised Family Home
- 2 REFITTED MODERN BATHROOMS
- SOLAR PANELS
- A Beautifully presented 3 or 4 BED DETACHED HOME
- Flexible Living Accommodation
- Superb MODERN KITCHEN/ DINING ROOM
- POTENTIAL to CREATE an ANNEXE (STPP)
- Lovely mature gardens



Ref: BM:0526. A UNIQUE ONE of a KIND PROPERTY! A Stunning 3 or 4 BEDROOM PERIOD DETACHED home set back from the road in ever popular BOXMOOR, convenient for the Town Centre & featuring a modern refitted 23ft KITCHEN/ DINER with large island unit with Siemens appliances. Two refitted modern bathrooms. The ideal spot for COMMUTERS requiring access into London, with an easy 15 minute walk to Hemel Hempstead TRAIN STATION (28 mins into London EUSTON). Perfectly located for easy access to local schools such as Hemel Hempstead School around the corner this home is also convenient for Lockers Park Prep School & Westbrook Hay Prep School, whilst the A41 allows easy access to nearby motorways such as the M1 & M25, plus nearby airports. However, this home still offers further room for improvement, most noticeably with Potential for a GARAGE CONVERSION or LOFT CONVERSION (STPP), as already carried out by several neighbours! Don't delay book your VIEWING NOW.





TOTAL FLOOR AREA: 1415 sq.ft. (131.4 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan, construction, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this document. This plan is for general purposes only and should be used as such for any prospective purchase. The services, options and specifications shown are not guaranteed and no guarantee as to their quantity or efficiency can be given. Issue with reference 10221

