



24 Standring Rise, Hemel Hempstead, HP3 9AY

Guide price £500,000

- Three Bedrooms
- Station Access
- Double Driveway
- Double Reception Room
- Quiet Cul-De-Sac
- Great Local Walks
- Full Length Kitchen/Entertainment Room
- Popular Location

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Situated in a highly sought-after cul-de-sac within the ever-popular area of Boxmoor, this beautifully presented three-bedroom family home combines modern living with convenience, being perfectly located for local amenities and Hemel Hempstead mainline station with fast links into London Euston.

The ground floor is arranged around a stunning open-plan kitchen, dining, and family space, designed for both everyday living and entertaining. French doors open directly onto the rear garden's patio terrace, creating an effortless connection between indoors and outdoors. The kitchen itself is thoughtfully fitted with a contemporary range of wall and base units, incorporating cupboards, drawers, and sleek colour-coordinated work surfaces. Completing this floor is a welcoming entrance hall with stairs rising to the first floor, alongside a convenient guest cloakroom.

The first floor is dedicated to a generous, dual-aspect living room. This versatile space is currently arranged by the owners as two distinct areas, offering flexibility for relaxation, entertaining, or even a home office zone.

On the second floor, you will find three well-proportioned bedrooms and a modern family bathroom. The principal bedroom boasts fitted wardrobes, providing excellent storage solutions, while the bathroom has been luxuriously refitted in a timeless white suite with polished chrome fittings.

Externally, the property benefits from a driveway to the front, providing off-road parking. To the rear, the garden enjoys a high degree of privacy and has been landscaped to offer a delightful blend of functionality and style, with a paved seating terrace, level lawn, garden shed, and gated rear access.



Council Tax Band: D



Area Guide:

Boxmoor is one of Hemel Hempstead's most desirable and characterful areas, offering a unique blend of village charm and excellent modern amenities. With its tree-lined streets, period cottages, and welcoming community, it is a location that appeals equally to families, professionals, and commuters.

Lifestyle & Community -At the heart of Boxmoor lies Boxmoor Village, with its independent shops, cafés, traditional pubs, and restaurants creating a vibrant yet relaxed atmosphere. The area is home to the much-loved Boxmoor Trust land, with acres of open countryside, woodland, and riverside walks, providing a haven for outdoor activities, wildlife spotting, and family days out. Local events, including the Boxmoor Village Fete and seasonal markets, add to the strong sense of community spirit.

Transport & Connectivity - Boxmoor's convenient location makes it especially attractive to commuters. Hemel Hempstead Station is within walking distance, providing fast and frequent services to London Euston in around 30 minutes. The M1, M25, and A41 are all easily accessible, offering excellent road links across Hertfordshire and into London.

Schools & Education -The area is well served by highly regarded primary and secondary schools, making it a popular choice for families seeking quality education close to home.

Recreation & Leisure -Beyond the beautiful green spaces of the Boxmoor Trust, residents enjoy easy access to Gadebridge Park, golf clubs, gyms, and leisure centres. With Hemel Hempstead town centre and its shopping, cinema, and dining options just a short distance away, Boxmoor strikes the perfect balance between village life and town convenience.

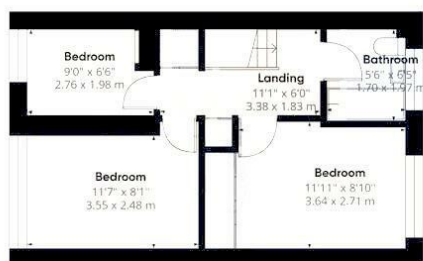


Ground Floor

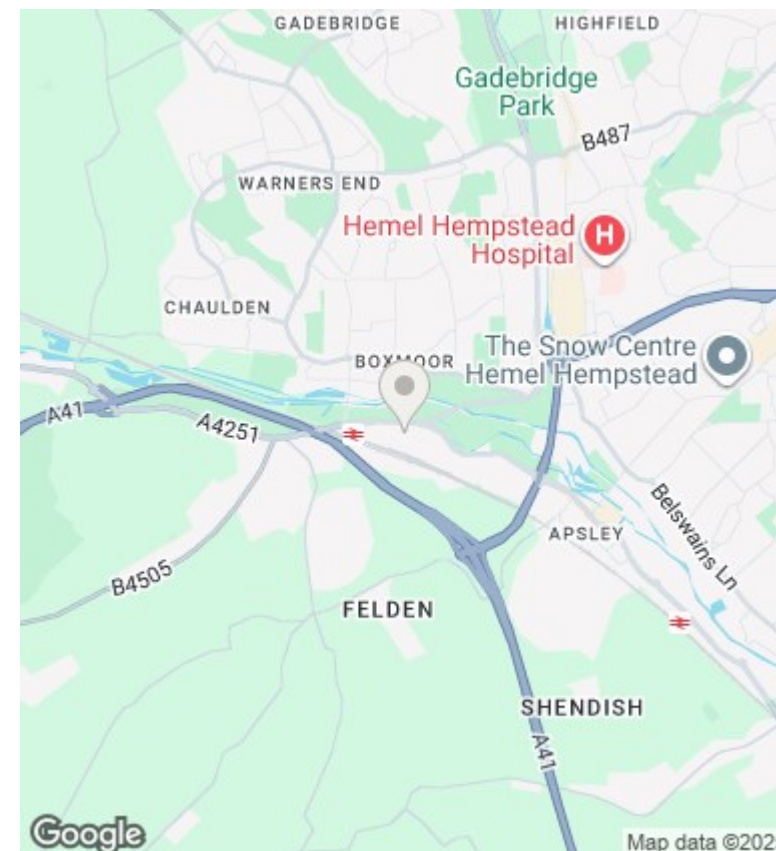


Floor 1

Approximate total area[†]
1132.68 ft²
105.23 m²



Floor 2



Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC