



Connells

Horsecroft Road  
Hemel Hempstead



# Horsecroft Road Hemel Hempstead HP1 1PY

for sale offers in excess of  
**£450,000**



## Property Description

Located in the heart of Boxmoor Village is this beautiful three bedroom end-terraced family home. Many benefits include two reception rooms, 15 ft kitchen, spacious rear garden leading to a studio/summer house, gas central heating and double glazing.

Being located within Boxmoor the property further benefits from being within easy reach to sought after schools, shops and local amenities including the Hemel Hempstead Train Station and picturesque walks over the Moor and Roughdown Common. CALL NOW TO BOOK A VIEWING!!

## Entrance Hall

Double glazed door to front.

## Lounge

12' x 10' 7" ( 3.66m x 3.23m )

Double glazed window, fireplace, TV point and radiator.

## Dining Room

10' x 8' 5" ( 3.05m x 2.57m )

Single glazed window, radiator and laminate flooring.

## Kitchen

15' 2" x 6' 9" ( 4.62m x 2.06m )

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, electric oven and hob, plumbing for washing machine and dishwasher, radiator, double glazed window and double glazed door to rear.

## Landing

Stairs from ground floor.

## Bedroom 1

12' x 10' 8" ( 3.66m x 3.25m )

Double glazed window, overstairs storage and radiator.

## Bedroom 2

8' 3" x 8' ( 2.51m x 2.44m )

Single glazed window and radiator.

## Bathroom

Fitted with bath, wash hand basin, heated towel rail, part tiling and single glazed window.

## Bedroom 3

16' 1" max x 10' 7" ( 4.90m max x 3.23m )

Double glazed window and built in storage.

## Rear Garden

Laid to lawn with flower and shrub borders.

## Summer House



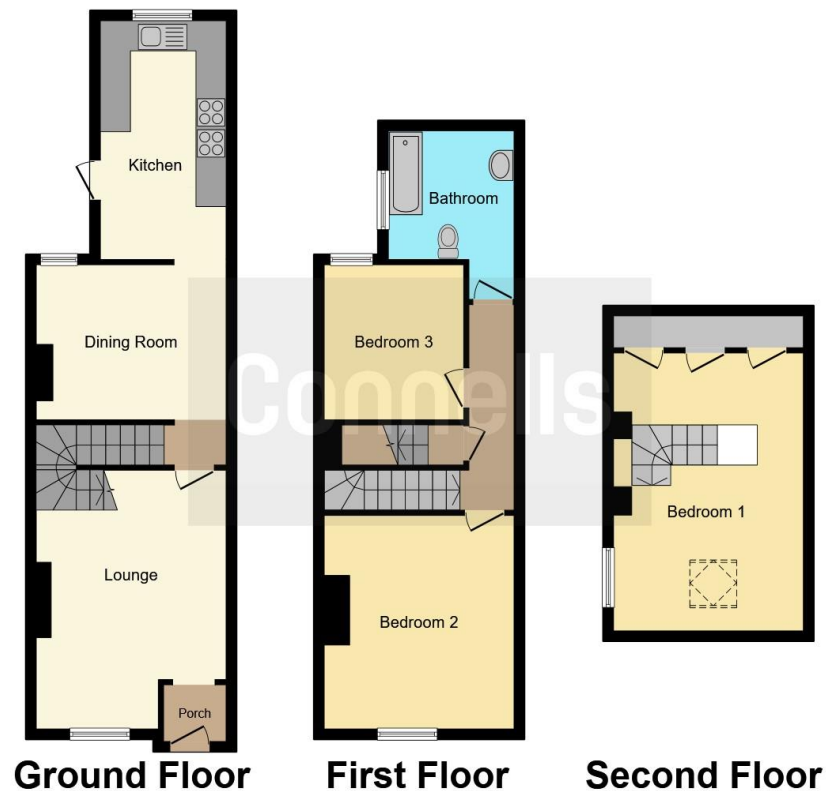












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01442 216 633**  
**E [hemel Hempstead@connells.co.uk](mailto:hemel Hempstead@connells.co.uk)**

45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: E    Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/HEM312289](http://connells.co.uk/Property/HEM312289)



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