



London Road
Boxmoor

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Offers In Excess Of £975,000

sitting room | living/dining room | kitchen | lobby & cloaks/WC | utility | ground floor bedroom with ensuite shower | first floor landing | master bedroom with dressing room | second bedroom | jack-and-jill bathroom | second floor landing | attic bedroom | attic study | games room | outside storage | double garage & driveway parking | wraparound gardens

A charming Grade II listed detached home in a lovely established plot, situated opposite Box Moor Trust Land and within easy walking distance of the mainline station at Hemel Hempstead.

The original parts of this delightful property are believed to date from the 16th century. Exposed beams and a wealth of period details feature throughout. The ground floor includes a lovely sitting room with impressive fireplace, a further cosy living/dining room, and a country-style kitchen. There is the convenience of a utility room and a cloaks/WC. The ground floor also houses a double bedroom with modern ensuite shower room.

The first floor landing gives access to the charming master bedroom with its adjoining dressing room, and a second bedroom. They are served by a generous Jack-and-Jill bathroom. The second floor comprises an attic bedroom and study space.

Mature gardens extend to approximately one-third of an acre, and include wraparound lawns, paved and decked seating areas, and established planting. There is a double garage and ample parking, along with useful outbuildings. The generous games room provides a superb multifunctional additional space.

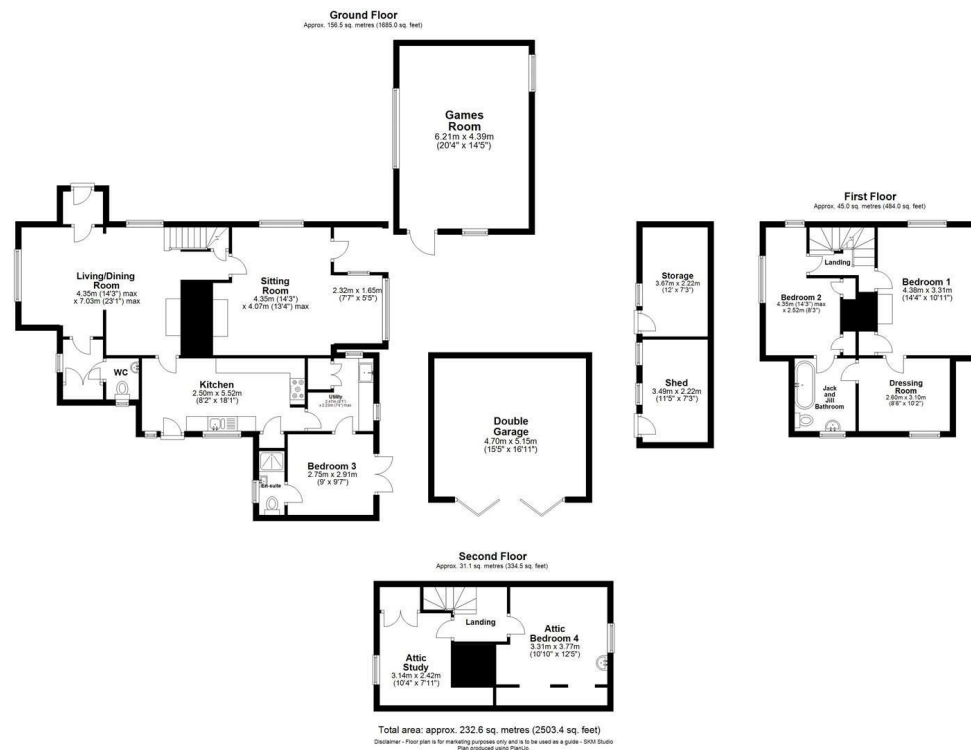
Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Situation

Boxmoor is on the outskirts of Hemel Hempstead and close to beautiful Chilterns countryside. Box Moor Trust common land is at the heart of this community. Hemel Hempstead offers excellent shopping, sporting and educational facilities. For commuters, the M1 and M25 are both easily accessible, whilst the mainline station provides a fast and frequent service to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



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