



Fishery Road  
Boxmoor

# Fishery Road

## Boxmoor

### Offers In Excess Of £790,000

entrance hall | front reception | sitting room | WC | dining room | kitchen | utility/lobby | first floor landing | three bedrooms | family bathroom | second floor landing | two further bedrooms | front & rear gardens | detached garage

A charming semi-detached period property offering generous accommodation arranged over three floors, plus the benefit of garage parking. Conveniently situated in the heart of Boxmoor, a five minute walk from the station.

This characterful family home offers two elegant receptions with feature fireplaces, sash bay windows and picture rails. To the rear, a semi-open plan dining room, kitchen and utility area includes ample modern cabinetry with integrated microwave, dishwasher and fridge/freezer, and space for a range cooker. Ground floor accommodation is completed by a convenient WC.

The first floor comprises three good-sized bedrooms and a modern family bathroom. A further two bedrooms are located on the second floor.

Outside, the westerly aspect rear garden includes paved and lawned areas with borders and mature hedging, and the benefit of garage parking beyond. There is a small gravelled garden to the front. The property is perfectly placed for accessing canal walks, the mainline station, and a wide variety of amenities.

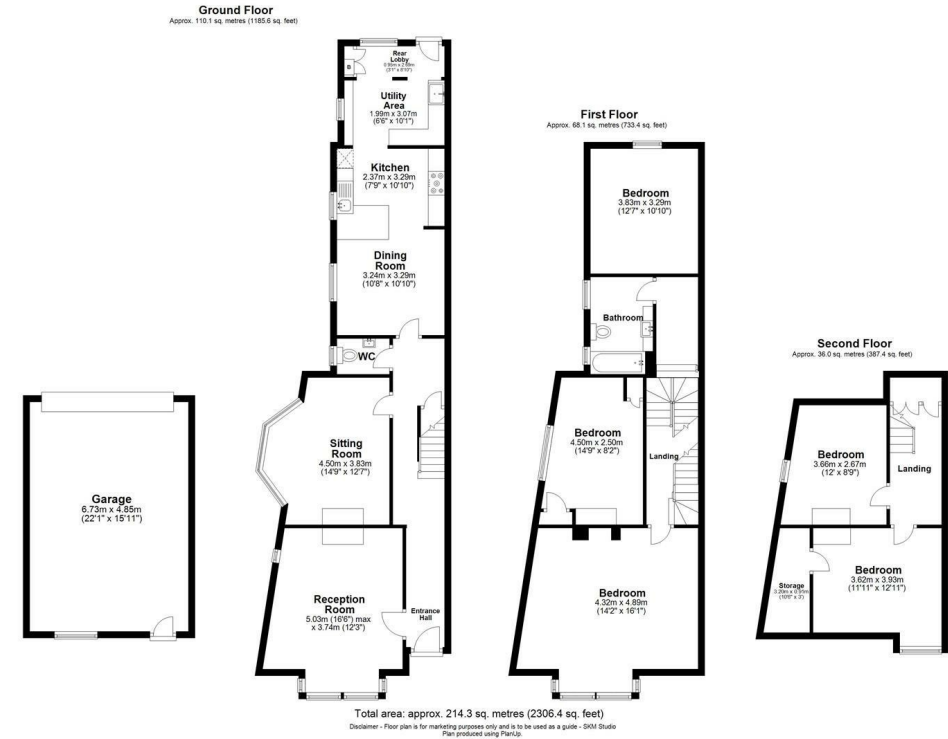
#### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band F (Dacorum).

#### Situation

Boxmoor 'village' 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. Excellent shopping, schooling and recreational facilities are available nearby. For commuters, the mainline station provides a fast and frequent service to London (Euston), whilst the M1 and M25 are just a short drive away.

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.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>  | <b>80</b> |
| (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales   |           |
| EU Directive 2002/91/EC   |           |

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