



Roughdown Road

Boxmoor

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Offers In Excess Of £1,175,000

lower ground floor kitchen | dining room | cinema | wine cellar | ground floor entrance hall | sitting room | study | WC | first floor landing | three bedrooms | family bathroom | family shower room | second floor landing | bedroom with ensuite shower | bedroom | front & rear gardens | off road parking space

Benefitting from a wealth of restored original features, this stunning five bedroom Victorian villa offers elegant accommodation over four floors. Situated close to beautiful Box Moor Trust land and just a short walk from the station.

Lower ground floor accommodation comprises a classically-styled kitchen with AGA, dining room with parquet flooring, cinema/family room, and a wine cellar. The ground floor features a magnificent triple-aspect sitting room with sash windows, shutters, corning, and two fireplaces. There is a separate characterful study with adjoining WC, while the entrance hall offers ample cloak space.

On the first floor, two double bedrooms and a generous single bedroom are served by a luxury family bathroom and a modern family shower room. A further two bedrooms are located on the second floor, one of which benefits from a stylish ensuite shower room.

Outside, there is a formal topiary garden to the front along with an off-road parking space. At the rear, there is a choice of decked and tiled seating areas, mature trees and planting, plus child-friendly artificial turf.

Services

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

Situation

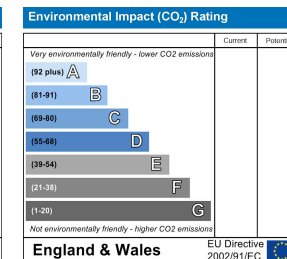
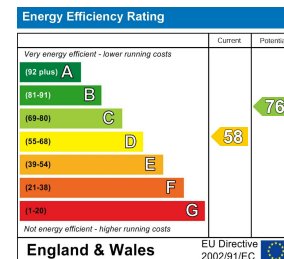
Boxmoor 'village' is on the outskirts of Hemel Hempstead and close to beautiful Chilterns countryside. Box Moor Trust common land is at the heart of this community. Excellent shopping, schooling and recreational facilities are available nearby. For commuters, the mainline station provides a fast and 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.



Total area: approx. 261.0 sq. metres (2809.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp



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