



Green End Road

Boxmoor



Offers In Excess Of £775,000

entrance hall | lounge/dining room | kitchen | office/family room | shower room | first floor landing | four bedrooms | family bathroom | front & rear gardens | driveway parking

Combining generous living space with modern comforts, this attractive four bedroom detached family home is situated in a desirable residential area just a short walk away from Hemel Hempstead's mainline station.





Beautifully presented throughout, accommodation includes a generous dual-aspect lounge/dining room with bifold doors opening to the rear. The well-appointed kitchen blends classic cabinetry with contemporary functionality, complete with an integrated dishwasher and space for a range cooker. A versatile additional reception currently serves as a home office but could easily be used as a playroom or guest bedroom, while a stylish ground floor shower room adds extra convenience.

Upstairs, the four generously-proportioned bedrooms are served by the modern family bathroom.

Outside

There is the benefit of block-paved driveway parking to the front. A side gate gives access to the private rear garden, which features a large terrace perfect for outdoor dining, stepping down to an area of lawn with established planting.

Further enhancing its appeal, the property comes with approved planning consent for a single-storey rear extension and a loft conversion, allowing the future creation of a spacious kitchen/dining and sitting room plus a fifth bedroom with ensuite.

This is a home that balances space, style, and potential; all in a location that's hard to beat.

Tenure

Freehold.



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.



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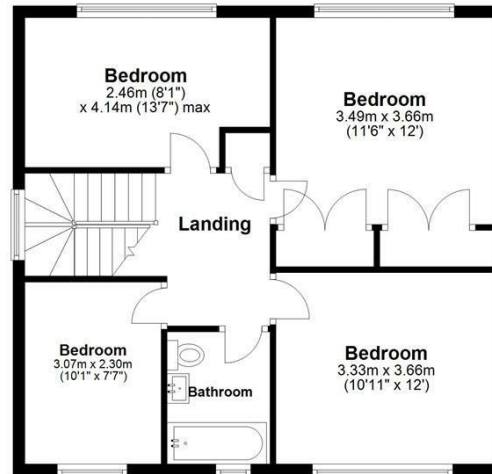
Ground Floor

Approx. 68.2 sq. metres (733.6 sq. feet)



First Floor

Approx. 59.7 sq. metres (642.8 sq. feet)



Total area: approx. 127.9 sq. metres (1376.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	59	77
	EU Directive 2002/91/EC	



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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