



St. Johns Road, Hemel Hempstead

In Excess of £425,000

proffitt  
& holt







## St. Johns Road

Hemel Hempstead

NO UPPER CHAIN.

Profitt and Holt are delighted to offer to the market this charming south facing semi-detached 2 double bedroom character cottage in the heart of Boxmoor with far reaching views across the Moor. Retaining many of its period features the cottage has exposed beams throughout an Inglenook fireplace, solid wooden doors and bakers oven.

Upon arrival, a delightful cottage garden greets you, guiding you along a path to the inviting front door. Stepping inside, the lounge exudes a cosy ambiance, boasting exposed beams and an Inglenook fireplace complete with a traditional log burner, perfect for snug evenings. The dining room offers a generous space and seamlessly flows into the fully fitted kitchen. The kitchen features painted wall and floor units, integrated appliances, and solid wood work surfaces, creating a warm and functional culinary space.

To the first floor, you'll find two well-appointed double bedrooms, both with charming beams, adding to the cottage's character. The highlight of the first floor is undoubtedly the spectacular family bathroom, which boasts both a bath and a separate shower cubicle, providing a luxurious retreat.

For convenience, parking for one vehicle is available behind gates to the front of the property. It's important to note that while this cottage offers a welcoming front garden, it does not feature a rear garden.

Overall, this character-filled cottage offers a perfect blend of traditional charm and modern comfort, providing an idyllic retreat in the heart of Boxmoor. The cottage is double glazed throughout and has gas central heating.







## St. Johns Road

Hemel Hempstead

This fabulous cottage is situated close to local shops, amenities and a short walk to Hemel BR station that offers a fast and frequent railway service into London Euston. The area benefits from being close to the M1 and M25 motorways, providing easy links to Heathrow, Gatwick and Luton airports

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Freehold
- No Upper Chain
- Character Cottage
- Off Street Parking
- Walking Distance to Station
- Stunning Views
- Boxmoor





## General Information

### Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

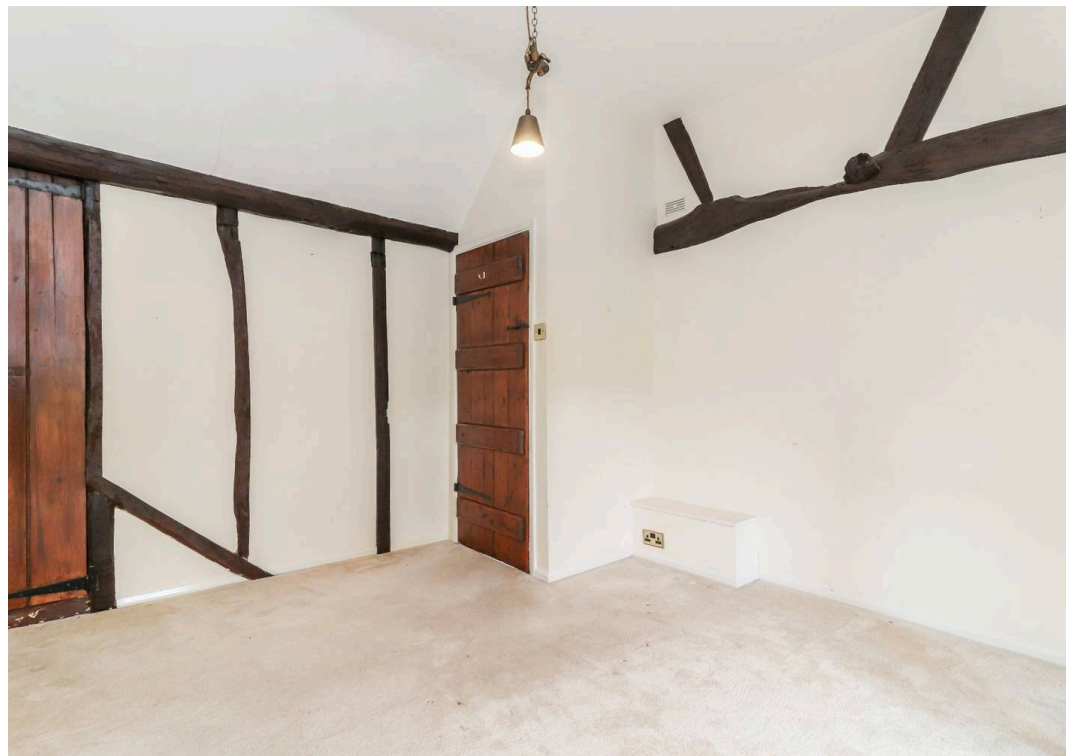
### Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

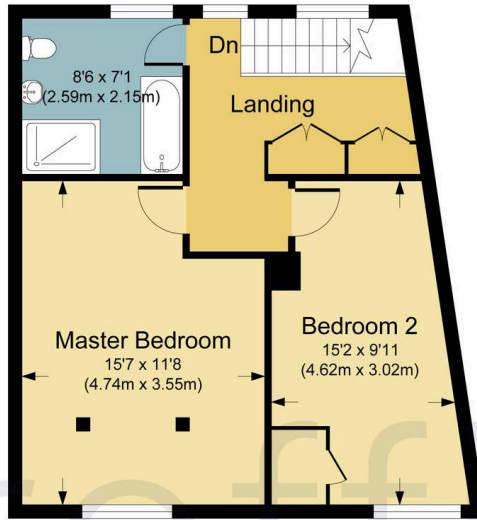
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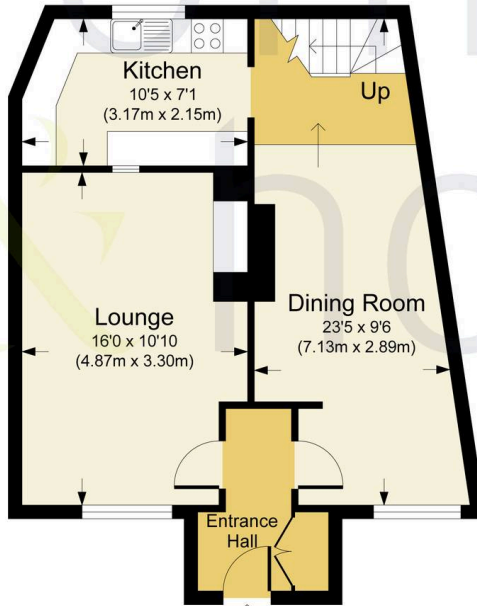






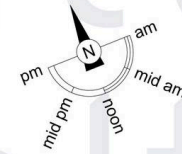


First Floor



Ground Floor

↑  
**IN**



ST. JOHNS ROAD, HP1

APPROX. GROSS INTERNAL FLOOR AREA 946.04 SQ FT / 87.89 SQ  
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## Proffitt & Holt

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