



Cuttsfield Terrace, Hemel Hempstead
£525,000

proffitt
& holt





Cuttsfield Terrace

Hemel Hempstead



Proffitt and Holt are delighted to offer to the market this well presented four bedroom family home located in the highly sought-after area of Chaulden, Hemel Hempstead and within close proximity to a host of nearby transport links and highly regarded local schooling.

The internal accommodation comprises entrance porch, entrance hall, living room, spacious and open plan kitchen/dining room with bi folding doors out to the rear garden, providing an abundance of natural light and an ideal space for entertaining. To the first floor there are four well-proportioned bedrooms and a refitted, luxury four-piece family bathroom suite.

Externally, the property excels with driveway parking to the front, whilst to the rear the garden has been beautifully landscaped with two separate paved patio areas (directly outside the house and another at the bottom of the garden) and there is also a brick-built storage area and outside WC.

The property also benefits from further potential to extend (stpp).

To arrange an internal inspection please contact leading local agent Proffitt and Holt.



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Being located in close proximity of 'Boxmoor Village' this property is within easy reach of its range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offers an excellent service to London Euston (26 mins).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well Presented Throughout
- Driveway Parking
- Open Plan Kitchen/Diner
- Landscaped Rear Garden
- Further Potential To Extend (stpp)





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

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.





Ground Floor

Approx. 56.7 sq. metres (610.1 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.2 sq. feet)



Total area: approx. 110.8 sq. metres (1192.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt

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