

**Glenview Road, Boxmoor, Hemel Hempstead, HP1 1TD**  
**Asking Price £625,000**

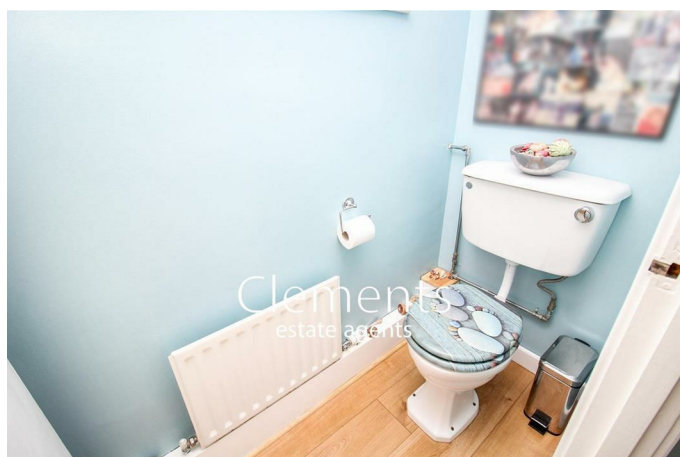
Clements Estate Agents are delighted to offer to the market this very SPACIOUS three bedroom Semi-Detached family home situated in this popular Boxmoor location close to excellent local schools, amenities and transport links. The property offers an excellent range of features including good decorative order, spacious room sizes, downstairs cloakroom, large roof terrace, conservatory, well kept gardens, parking and garage.

A very SPACIOUS three bedroom Semi-Detached family home situated in this popular Boxmoor location. The property offers an excellent range of features including good decorative order, spacious room sizes, downstairs cloakroom, large roof terrace, conservatory, well kept gardens, parking and garage. The property is ideally located for excellent local schools, amenities and transport links including Hemel Hempstead station with direct links to London Euston.

**FRONT DOOR TO :**

Well decorated with a large walk in storage cupboard, stairs to the first floor, doors to the garage and door to :

**CLOAKROOM :**



Comprising a low level WC, wall mounted wash hand basin, double glazed window, laminate wood flooring, radiator.

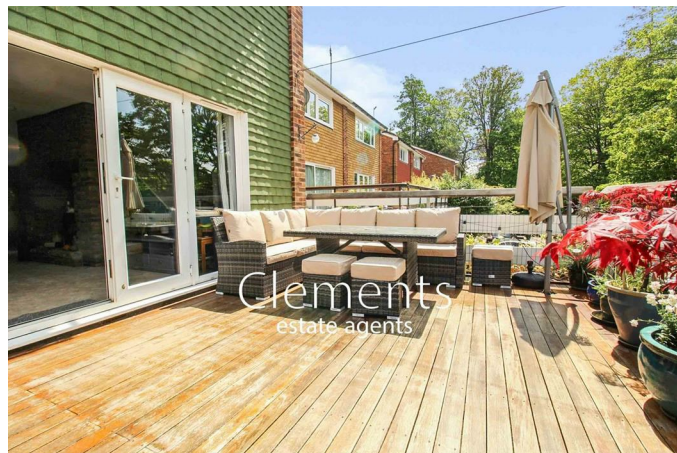
**LOUNGE AREA : 18'4 x 13'7 (5.59m x 4.14m)**



A large bright well decorated room with a large feature brick fireplace, a mahogany wood staircase leading to the

second floor, TV point, fitted carpet, double glazed windows and French doors to rear leading on to the roof terrace. Built in storage. Leading to the Dining area.

**ROOF TERRACE**



Railing enclosed with feature wooden flooring.

**DINING AREA : 15'5 x 8'5 (4.70m x 2.57m)**



Well decorated with space for a dining table, double glazed window, doors to the conservatory and leading to :

**KITCHEN AREA : 10'11 x 7'9 (3.33m x 2.36m)**



A modern kitchen comprising a range of wall and floor mounted modern units with fitted work surfaces and inset stainless steel sink with drainer and mixer tap, integral electric oven with gas hob, plumbing and space for a dishwasher, double glazed window.

**CONSERVATORY : 16'9 x 11'3 (5.11m x 3.43m)**



A large useful room with double glazed windows to side and rear with doors leading on to the garden, plumbing and space for a washing machine, wall mounted radiator, tiled flooring.

**LANDING :**



Well decorated with doors to the airing cupboard, bedrooms and bathroom. Entrance to the loft.

**MASTER BEDROOM : 17'6 x 10'2 (5.33m x 3.10m)**



A large well decorated room with double glazed window, built in wardrobes.

**BEDROOM TWO : 9'4 x 8'2 (2.84m x 2.49m)**



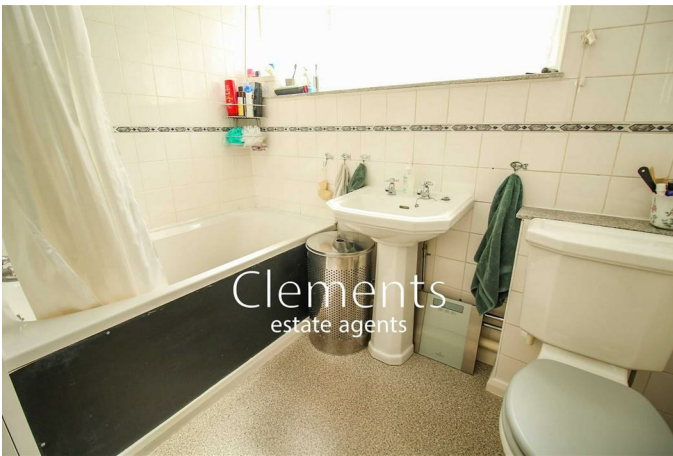
Well decorated with a double glazed window, built in wardrobe.

**BEDROOM THREE : 10'9 x 7'3 (3.28m x 2.21m)**



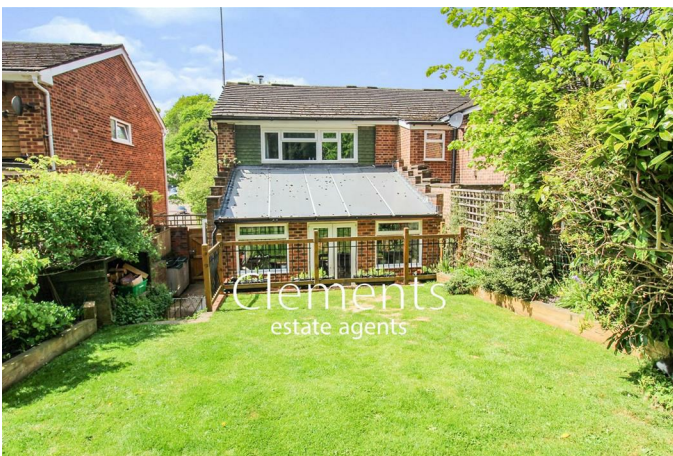
Double glazed window, fitted wardrobe.

**BATHROOM :**



Comprising a panel enclosed bath with mixer tap and wall mounted shower over, low level WC, wash hand basin, heated towel rail, tiled walls, double glazed window.

**OUTSIDE :**



**FRONT GARDEN :**

A lovely front garden with parking for numerous cars, a large raised flower and

shrub border with access to the front door and gate to the side for rear access.

**REAR GARDEN :**



Patio area leading to well kept raised lawns, seating area leading to a wooden shed, further garden area to the rear accessed via a gate.

**INTEGRAL GARAGE : 18'9 x 9'6 (5.72m x 2.90m)**

A large garage with an up and over door to front, power and light currently used for storage.

# Floor Plan



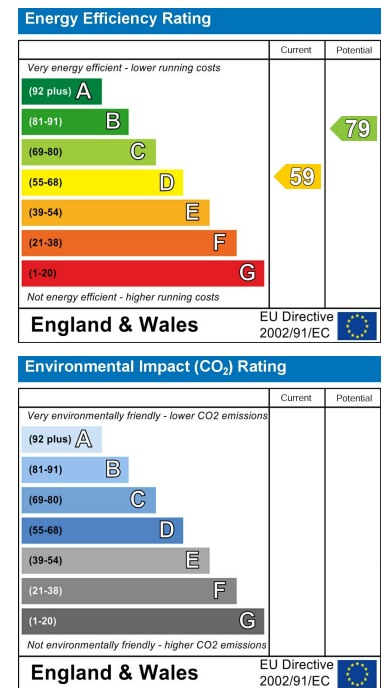
Total floor area 145.1 sq.m. (1,562 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

# Area Map



# Energy Efficiency Graph



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