



Clements



Robinsfield, Boxmoor, Hemel Hempstead, HP1 1RW

Offers Over £775,000

Clements Estate Agents are delighted to offer this very well decorated FOUR DOUBLE BEDROOM detached family home situated in this popular tree lined Boxmoor location. The property boasts an excellent range of features including excellent decorative order with a luxury newly fitted kitchen, spacious room sizes, bathroom and separate shower room, large well kept gardens, Off street parking for at least FIVE cars plus a triple length garage. The property is ideally situated in this popular Boxmoor location set within easy reach of excellent local schools, amenities and transport links including Hemel Hempstead station. ** In accordance to the 1979 Estate Agency Act, we would like to confirm this property is owned by an employee of Clements Estate Agents **

A stunning FOUR double bedroom detached 'Chalet Style' family home situated in this very popular tree lined development. The property boasts an excellent range of features including excellent decorative order with a luxury newly fitted kitchen, spacious room sizes, upstairs bathroom and separate downstairs shower room, very well kept secluded gardens with large patio areas and space to side with planning to extend (if required), a recently built driveway offering parking for at least FIVE cars plus a triple length garage. The property is ideally situated in one of Boxmoor's premier locations set within easy reach of excellent local schools, shops and transport links including Hemel Hempstead station with direct links to London Euston.

***NB* -**

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FRONT DOOR TO :

ENTRANCE PORCH

Coat hanging space with a door leading to :

LOUNGE / DINER 20'2 x 19'4 (6.15m x 5.89m)



A real feature of the property with a large open plan well decorated room with double glazed Bi-folding doors over looking the garden, further double glazed windows to front and to rear, a feature staircase leading to the first floor with a large cupboard and further shoe storage units, a gas flame effect fire with feature stone surround, full height

radiator, space for a dining table, telephone point, double doors to the kitchen and door to the inner hallway.

LOUNGE AREA



DINING AREA



KITCHEN / BREAKFAST ROOM 22'0 x 8'9 (6.71m x 2.67m)



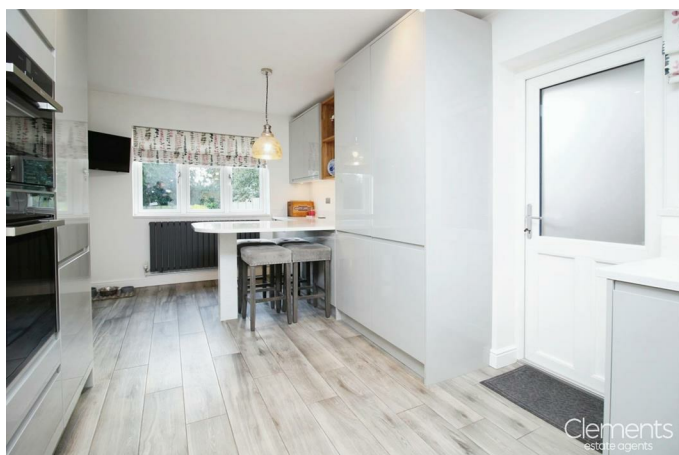
A recently fitted luxury kitchen with a n excellent range of wall and floor mounted units with quartz work surfaces and built in breakfast bar. further quartz splashbacks and

ceramic tiled floor, sink with mixer tap and drainer, built in oven, hob and extractor hood, integral washing machine, tumble dryer and fridge freezer, fitted cupboard housing the boiler, double glazed windows to side and rear, double glazed door to the side leading on to the garden.

KITCHEN AREA



BREAKFAST AREA



INNER HALLWAY

Doors to the bedrooms, shower room and built in cupboard, fitted carpet.

SHOWER ROOM

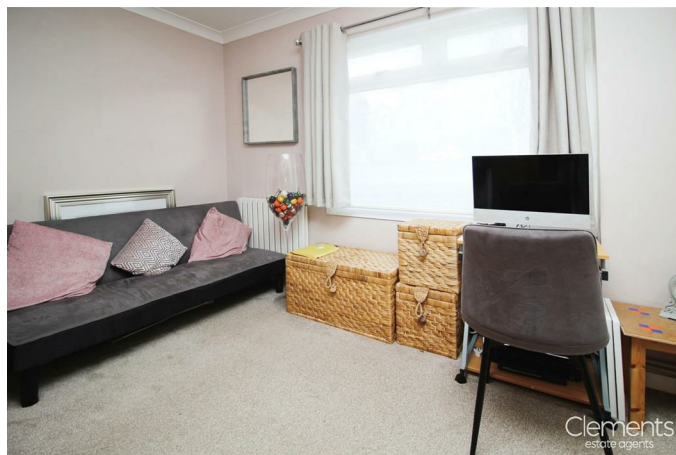


Comprising a walk in double shower cubicle with wall mounted power shower, low level WC, wash hand basin, tiled walls, heated towel rail, frosted double glazed window to side.

BEDROOM TWO 14'11 x 10'1 (4.55m x 3.07m)

A large well decorated room with double glazed windows to front and side, built in wardrobes and shelving, wall mounted radiator, internet point, fitted carpet.

BEDROOM FOUR / OFFICE 11'8 x 8'11 (3.56m x 2.72m)



Double glazed window to front, wall mounted radiator, fitted carpet, built in cupboard.

FIRST FLOOR LANDING



a well decorated galleried landing with entrance to the loft, fitted carpet, wall mounted radiator, doors to :

BEDROOM ONE 15'3 x 12'7 max (4.65m x 3.84m max)



A large well decorated master bedroom with an excellent range of recently fitted wardrobes, double glazed window to front, wall mounted radiator, excellent eaves storage to both sides.

BEDROOM THREE 12'8 x 12'6 (3.86m x 3.81m)



Another good sized double bedroom with further eaves storage, double glazed window to rear over looking the garden, wall mounted radiator, fitted carpet.

BATHROOM

Panel enclosed bath, pedestal wash hand basin, low level WC, part tiled walls, frosted double glazed window to side.

OUTSIDE

FRONT GARDEN



A large driveway offering parking for at least 5 cars, further laid to lawn area, with access via a gate to either side of the property. access to the garage.

DOUBLE LENGTH GARAGE 32'11 x 8'9 (10.03m x 2.67m)

A very good sized garage with an electric remote control garage door to front, further window and door to side, power and light.

REAR GARDEN



A good sized well kept secluded rear garden with a large patio area, steps down to a laid to lawn area with various trees and shrubs, fence enclosed with a space to side with room to extend. outside electric points and outside tap.

Floor Plan



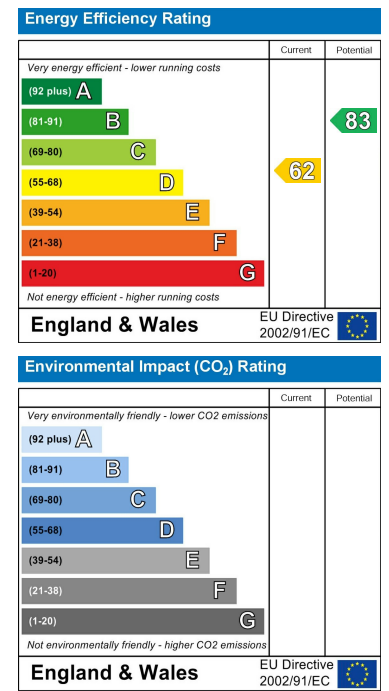
Total floor area 131.4 m² (1,414 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.