

## Horscroft Road, Hemel Hempstead, HP1 1PZ

### Guide Price £650,000

Clements Estate Agents are delighted to present this exceptional detached family home, ideally located in the heart of Boxmoor.

This rarely available property boasts a private driveway, a unique feature on this highly sought-after road, offering valuable off-street parking. Just a 2-minute walk to Hemel Hempstead train station, with direct links to central London in approximately 25 minutes, the location is ideal for commuters. It's also perfect for families looking for excellent local schools and the welcoming community feel that Boxmoor offers.

The home has undergone a comprehensive renovation, including new windows, central heating system, full rewire, brand new kitchen, bathrooms, and flooring throughout. The result is a thoughtfully updated, stylish living space with spacious rooms, a generous garden, and high-quality finishes throughout.

Situated close to local shops, beautiful green spaces, and Boxmoor's popular amenities, this property combines modern living with everyday convenience in an unbeatable location.



## CHARACTER FRONT DOOR TO :

**LOUNGE / DINER / KITCHEN 23'1 x 17'1 (7.04m x 5.21m)**

### LOUNGE / DINING AREA



Double glazed window, stairs to first floor, wood flooring, two radiators and bi fold doors to garden.

### KITCHEN



Modern and newly fitted kitchen comprising wall and base units with work surfaces to compliment, butler sink, electric oven and hob with cooker hood over, two double glazed windows and integrated dishwasher.

**UTILITY / CLOAKROOM 6'8 x 5'11 (2.03m x 1.80m)**

Double glazed window, low level wc, wash hand basin and base units.

## FIRST FLOOR LANDING



Double glazed window and radiator.

**BEDROOM ONE 13'10 x 12'8 (4.22m x 3.86m)**



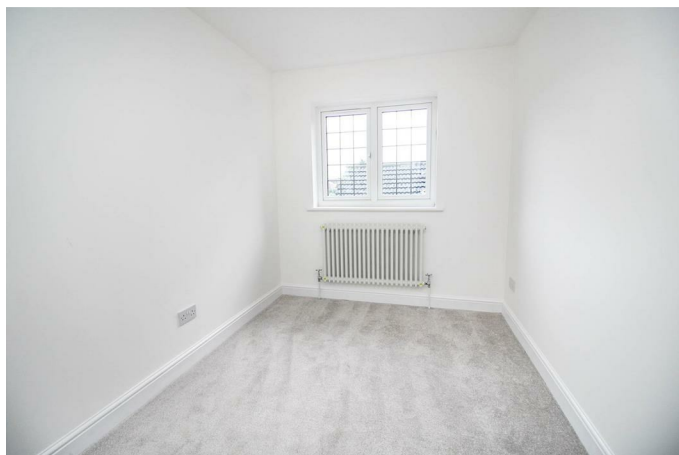
Double glazed window and radiator.

**BEDROOM TWO 10'6 x 9'11 (3.20m x 3.02m)**



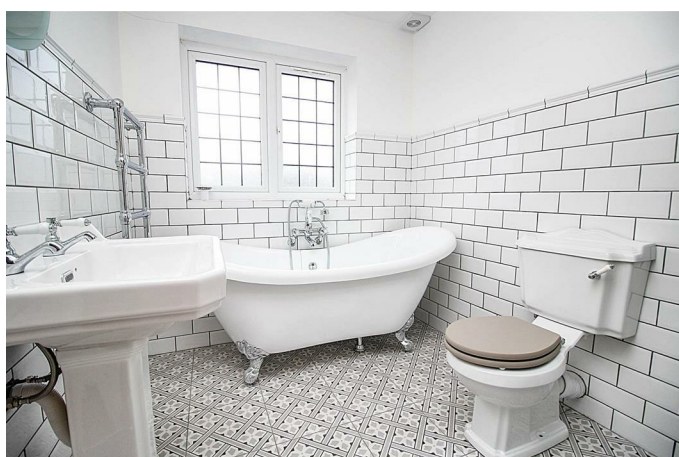
Two double glazed windows and radiator.

### **BEDROOM THREE 10'6 x 7'2 (3.20m x 2.18m)**



Double glazed window and radiator.

### **BATHROOM**



Frosted double glazed window, bath with mixer taps and shower attachment, low level wc, wash hand basin, heated towel rail part tiled walls and tiled flooring.

### **OUTSIDE**



### **FRONT GARDEN / PARKING**

Block paved for off road parking

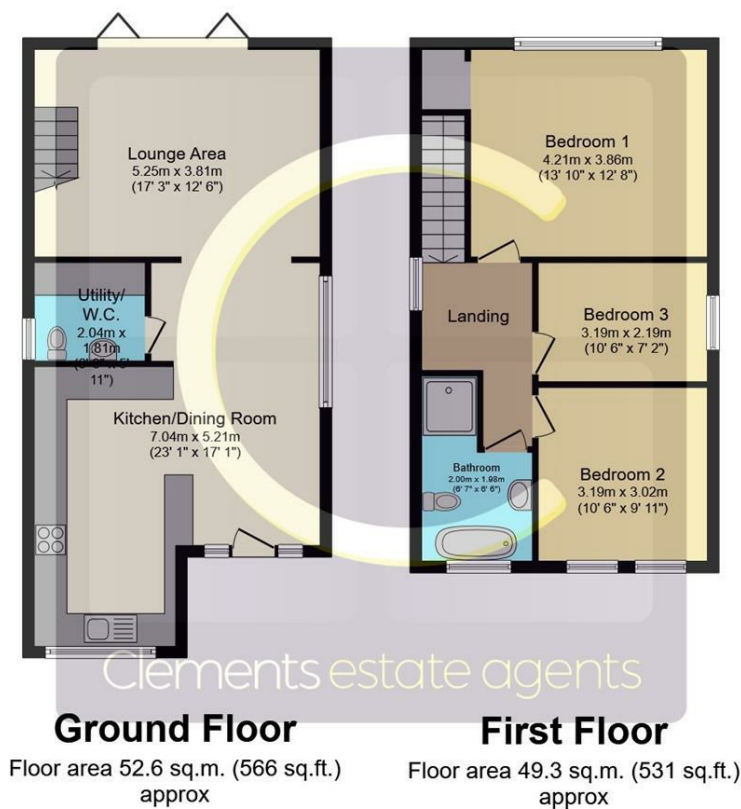
### **REAR GARDEN**



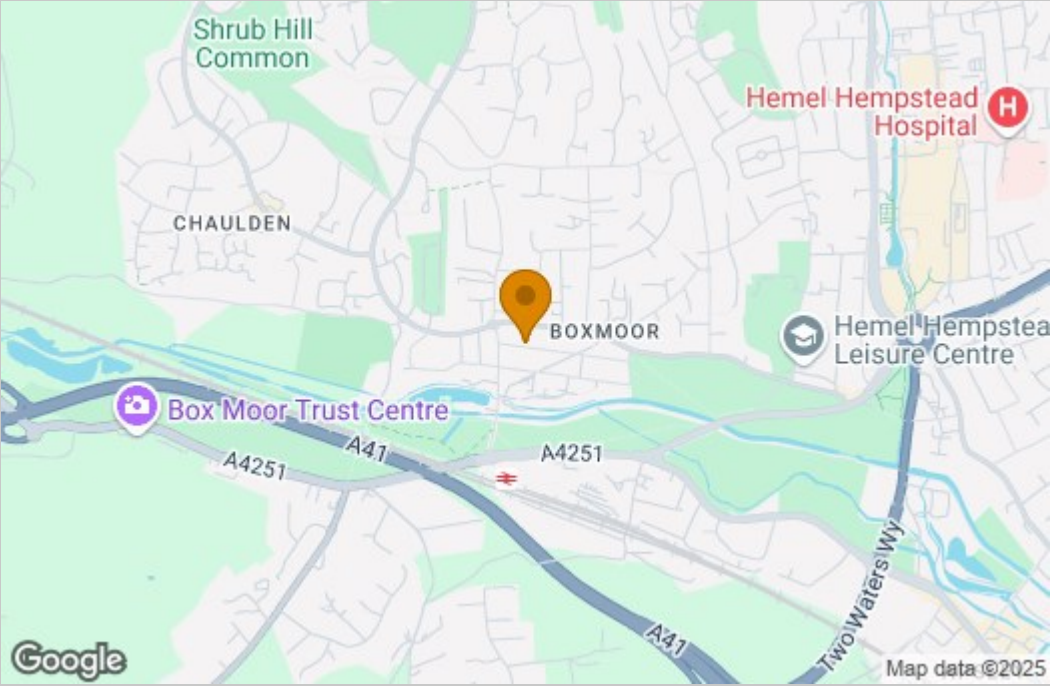
Paved with flower and shrub borders, shed and side access.



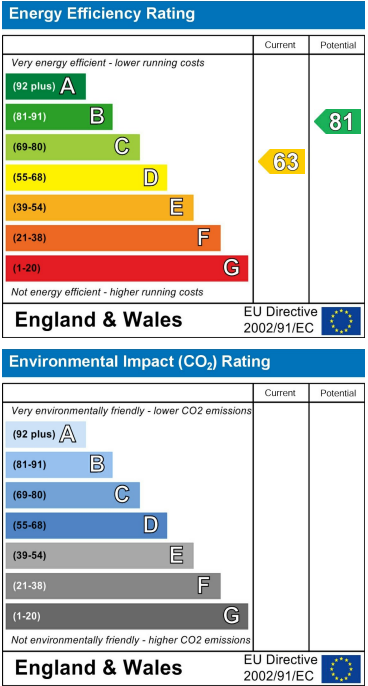
Floor Plan



Area Map



Energy Efficiency Graph



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