



## Glenview Road, Boxmoor, HP1 1TB

**£425,000**

Sold with the benefit of NO UPPER CHAIN is this terraced house in the highly sought after Glenview Road in Boxmoor. Boasting three bedrooms, 15'6 lounge with balcony, dining room, fitted kitchen, conservatory, double glazing, gas central heating, downstairs cloakroom, large garage and off road parking.

Located within easy reach on Boxmoor Village, Hemel Hempstead Station, Hemel Hempstead Town Centre and the M1, M25 and A41 road links. Call now to organise your viewing.

## Entrance Hall

Front door, cupboard and door to integrated garage.

## Downstairs Cloakroom

Double glazed window, low level wc, radiator, wash hand basin with tiled splash backs and radiator.

**Integrated Garage 23'3 max x 13'8 max (7.09m max x 4.17m max)**



Up and over door with light and power.

## First Floor Landing

**Lounge 15'6 x 10'5 (4.72m x 3.18m)**



Double glazed window, coving, radiator, stairs to second floor and double glazed door to balcony.

## Balcony



**Dining Room 9'11 x 6'4 (3.02m x 1.93m)**



Double glazed patio door coving and radiator.

**Kitchen 10'7 x 6'10 (3.23m x 2.08m)**



Fitted kitchen with wall and base units with work surfaces to compliment, stainless steel

sink with drainer, tiled splash backs, double glazed window, double glazed door, gas cooker point and plumbing for washing machine.

#### **Conservatory 12'10 x 6'8 (3.91m x 2.03m)**



Double glazed patio door and tiled floor.

#### **Second Floor Landing**

Loft access.

#### **Bedroom One 11'1 x 8'7 plus alcove (3.38m x 2.62m plus alcove)**



Double glazed window, radiator, coving and built in wardrobes.

#### **Bedroom Two 12'9 x 6'9 (3.89m x 2.06m)**



Double glazed window and radiator.

#### **Bedroom Three 9'9 x 7'0 (2.97m x 2.13m)**



Double glazed window and radiator.

#### **Bathroom**



Panelled bath with mixer taps and shower attachment over, pedestal wash hand basin, low level wc, extractor fan and radiator.

## **Front Garden**

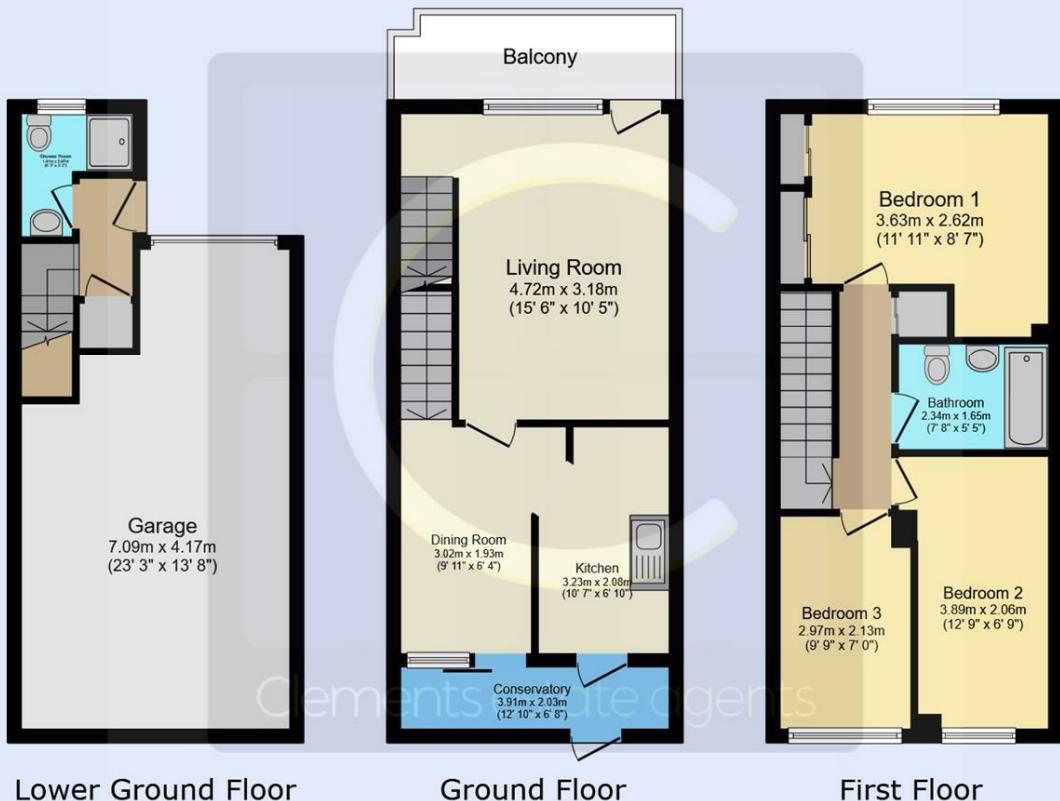
Paved for off road parking

## **Rear Garden**



Patio area and laid to lawn.

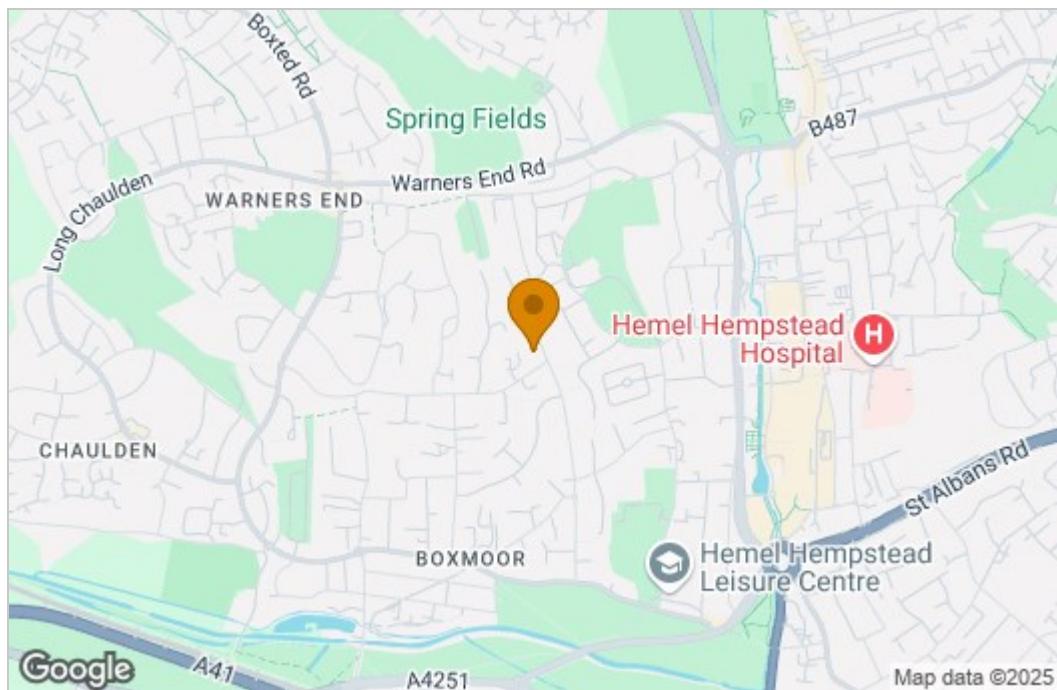
## Floor Plan



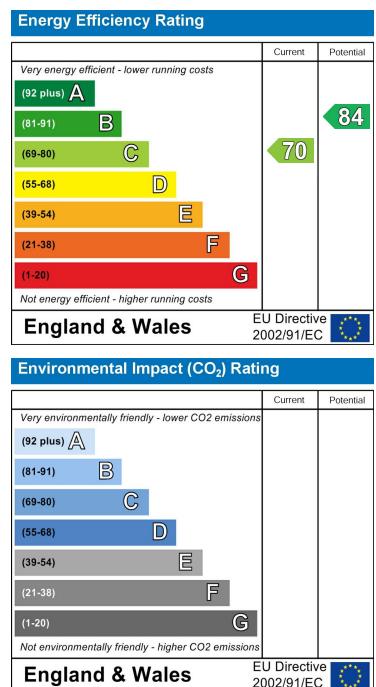
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co](http://www.Propertybox.co)

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## Area Map



## Energy Efficiency Graph



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