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**Offers in Excess of £690,000** Freehold





This spacious detached family home with 3 double bedrooms is situated on a corner plot in a highly desirable location. There is potential for further extension subject to necessary consents. The property is conveniently located near sought after schools, local shops, amenities, and Hemel Hempstead mainline station, providing easy access to London Euston.

The ground floor features a generous lounge, a separate dining room, a fitted kitchen, a conservatory, a guest cloakroom, a porch, and a welcoming entrance hall with stairs leading to the first floor. Upstairs, you will find three spacious bedrooms, all equipped with built-in wardrobes and a well proportioned family bathroom.

Outside, the front of the property offers a driveway for ample off road parking and an integral garage with a personal door. The rear garden is private and mostly paved, with a lawn area and herbaceous borders. Gated side access is

also available.

This property is being sold with no upper chain, and viewing is highly recommended to fully appreciate its potential and features.

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 offer an excellent service to London Euston (26 mins).

Spacious detached family home with 3 double bedroom

Located on a corner plot in a highly desirable location

Potential for further extension, subject

to necessary consents

Conveniently situated near sought after schools, local shops, amenities, and mainline station

Generous lounge, separate dining room, fitted kitchen, conservatory and guest cloakroom

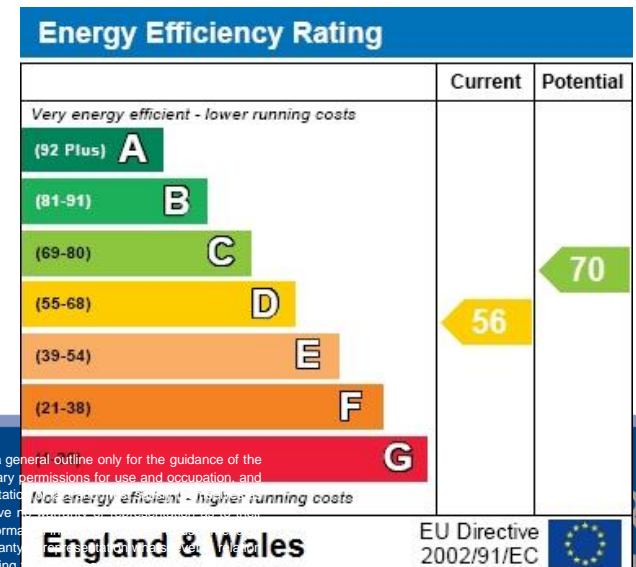
First floor features three spacious bedrooms with built-in wardrobes and a family bathroom

Driveway offering ample off road parking and an integral garage

Private rear garden with paved areas, lawn, and herbaceous borders

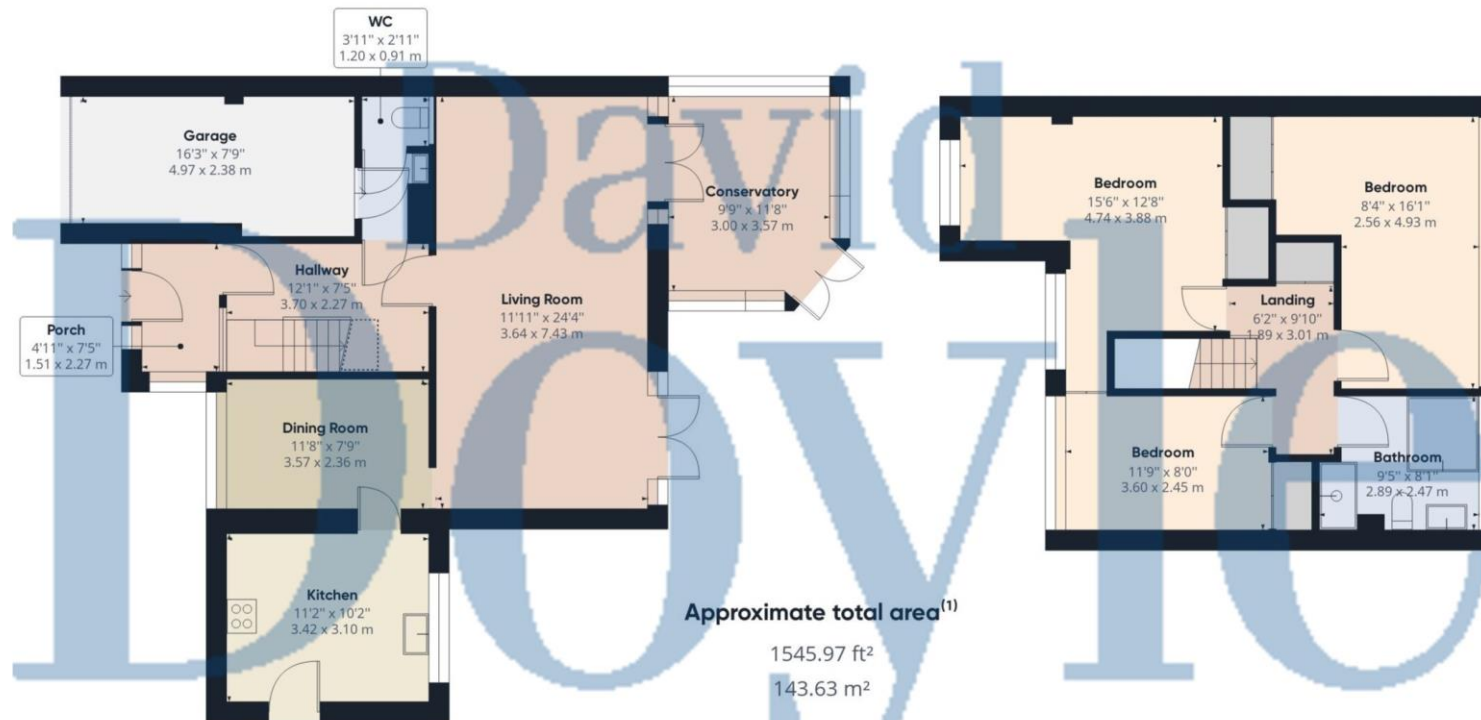
Viewing is highly recommended

NO UPPER CHAIN





Call **01442 248671** to arrange a viewing or register an interest



Approximate total area<sup>(1)</sup>

1545.97 ft<sup>2</sup>

143.63 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

18.32 ft<sup>2</sup>

1.70 m<sup>2</sup>

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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