

**27 Glenview Gardens,  
Boxmoor  
HP1 1TF**

David  
**Doyle**  
Sales and Lettings

**Offers Over £500,000** Freehold



An exceptionally well presented three bedroom character property with a generous driveway situated in this sought after Boxmoor position close to highly regarded schooling, excellent amenities and Hemel Hempstead mainline railway station offering excellent links to London Euston.

With well planned accommodation, this lovely home offers spacious and versatile living space comprising a porch, a spacious living room with a feature fireplace and mantle and a bay window enjoying views to the front aspect, a separate dining room with stairs to the first floor and french doors opening to the rear garden, a large kitchen with a vast range of wall and base units, wooden work surfaces, space for appliances, a separate utility area and a very useful guest WC. To the first floor is a large landing with loft access, three bedrooms, the master of exceptional size and the family bathroom, fitted with a white suite and chrome sanitary ware. Externally, the rear garden is attractively landscaped and arranged with staggered patio and lawned areas, mature plants and shrubs, fenced boundaries and gated rear access. To the front of the property is a further garden area and a driveway offering off street parking for multiple vehicles and fenced boundaries. Offered in superb order throughout, this lovely family home is a must see and an internal viewing is a highly recommended.

'Boxmoor Village' has a 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)

### Three Bedroom Character Property

Generous Driveway

Sought After Boxmoor Position

Extensively Refurbished By The Current Owners

New Flooring Throughout

Landscaped Rear Garden

Beautiful Master Bedroom

Two Reception Rooms

Exceptional Decorative Order

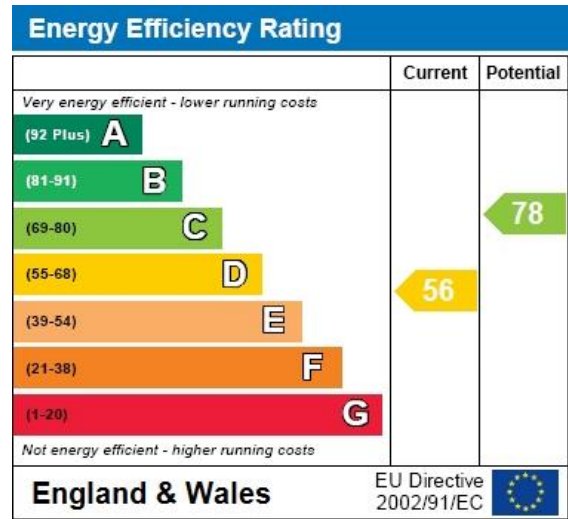
Viewing Advised

Council Tax Band C

Tenure -Freehold



Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

# 27 Glenview Gardens, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1TF

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1890s
Council Tax Band	C
This year council tax charge	1840
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Cable
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	0
Are you aware of any asbestos containing material in the property?	No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? Yes

If yes please state what rights are in place? along the front of the property and at the rear of property for access

Is your property is a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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