

**12 Sebright Road, Boxmoor,
Hemel Hempstead,
Hertfordshire, HP1 1QY**

David
Doyle
Sales and Lettings

Price £875,000 Freehold



This spacious and well presented 5 bedroom 2 bathroom family home with an impressive open plan lounge dining room, separate sitting room and excellent off road parking is situated in this highly sought after road in the heart of Boxmoor `Village`. The property offers convenient access to sought after schooling, local shops, amenities and Hemel Hempstead main line station with links to London Euston. The ground floor is arranged with an open plan lounge dining room with a vaulted ceiling, feature fire place and patio doors to the rear garden. A separate sitting room with an open fire place, a spacious fitted kitchen, guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The first floor features 5 bedrooms, a family bathroom and a separate shower room all accessed via a spacious landing. The rear garden is pleasantly private and landscaped with a recently laid decked seating area, herbaceous borders, an area laid to lawn, garden shed, fenced boundaries and gated side access. To the front of the property is a driveway that offers excellent off road parking facilities and access to the garage that benefits from a personal door to the house. This property is offer to the market with no upper chain and viewing is a must.

‘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 (Hemel Hempstead) offers an excellent service to London Euston (26 mins).

Spacious and well presented 5 bedroom 2 bathroom family home

Sought after Boxmoor `Village` location, convenient for sought after schooling and local amenities

Impressive open plan lounge dining room with vaulted ceiling and patio doors to the rear garden

Separate sitting room with open fire. Fitted kitchen

Downstairs guest cloak room

Family bathroom and separate shower room

Pleasantly private rear garden

Generous driveway

Garage

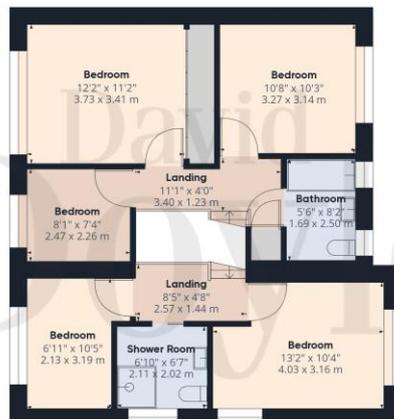
NO UPPER CHAIN

Council Tax Band F

Tenure -Freehold



Ground Floor



Floor 1



Approximate total area¹⁾

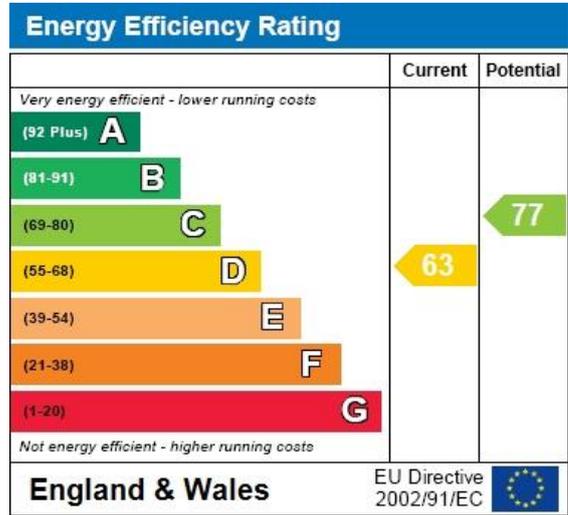
1710.68 ft²
158.93 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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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?	1950
Council Tax Band	F
This year council tax charge	2238.46
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	Fibre
What parking facilities does your property have	Private/driveway Garage
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? No

Is your property in 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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