

**211 Northridge Way**

**Boxmoor Borders**

**HP1 2AU**

David  
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Sales and Lettings

**Offers over £650,000** Freehold



A spacious 4 Bedroom Detached Family Home conveniently located for mainline station with direct line to London Euston. Easy access to local shops, schools and amenities. This property offers a high level of flexibility in room layout/usage for the modern family, and therefore **VIEWING IS HIGHLY RECOMMENDED.**

Ideally situated for the commuter; with both the M1 and M25 within easy reach, the property is also within walking distance of the mainline station at Hemel Hempstead, with its excellent service to London Euston (26 minutes). Boxmoor Village, with a range of local shops, entertainment venues, sports clubs and facilities, children`s playpark, and beautiful Moor is close at hand.

The property, which benefits from Gas heating, and double glazing throughout consists:

Entrance Hall

The dual aspect provides a light and airy hallway, with access to the downstairs bedroom, cloakroom, sitting room and kitchen.

Cloakroom

Useful downstairs cloakroom, with loo, hand basin and storage cupboards.

Sitting Room

Benefitting from a large bay window, the sitting room offers a flexible layout, combining a multi-level entertaining room, with dining area and family room options. The current dining area also boasts double doors which open onto the large conservatory, and the sitting room has double French doors opening onto the patio and garden beyond – perfect for entertaining.

A feature fireplace in the sitting room includes a limestone surround/mantle and real flame effect coal burning gas fire. The dining area also includes a deceptively spacious storage cupboard – ideal for storing household cleaning items.

### Conservatory

A really impressive feature of this property is the large conservatory to the rear. Providing a large and flexible space for family living. Currently used as an additional dining area, and previously used as a family room/playroom, the conservatory can be accessed either via the dining room, or the kitchen. Doors open out onto the patio and garden beyond.

### Kitchen/Breakfast Room

Family kitchen with large open plan layout, allowing for a breakfast room layout at one end. The kitchen features a Brita water filter tap, NEFF double oven and grill, NEFF gas burner hob, and integrated SMEG dishwasher. Space for a large American style fridge/freezer and washing machine are also within the kitchen. The kitchen is currently plumbed with an additional sink in the far corner of the room, and a door to the back of the kitchen opens onto the garden to the right hand side of the house, allowing for access to the kitchen directly from outside.

### Bedroom 1

Ground floor bedroom with bay window gives a light feel to the room. The room is ideal for those with mobility issues as at ground floor level it is easily accessible and has a wetroom style ensuite shower room and loo adjoining it.

### First Floor

#### Landing

Access to three further bedrooms, family bathroom, and generous boarded loft space, accessed via a pull down ladder.

### Bedroom 2

Very generous fitted wardrobes line the wall of this bedroom, allowing for a large amount of storage – fitted with clothing rails.

### Bedroom 3

Built in wardrobe and built in shelved storage area.

### Bedroom 4.

Fitted wardrobes along one wall. Wall-sprung bed, allowing for flexibility of room use – the bed is easily sprung back against the wall vertically allowing for use as a spare room/office space whilst not in use.

## Bathroom

P-shaped bath with Aqualisa shower over. Chrome heated towel rail.

## Outside

## Driveway

Gravel driveway, providing off-road parking for several cars. Gated access on both sides of the house to the rear garden.

## Rear Garden

The garden benefits from a pleasantly private and well-arranged setting. A sandstone patio which curves around the back of the house, allows various different options for seating and areas for outside dining or entertaining. The garden is well stocked with a variety of herbaceous plants, and benefits from a potting area, greenhouse, and large garden shed with electrical power connected. The garden has both outside lighting, and is plumbed to an outside tap. The garden is a real feature of the property and should be seen to be fully appreciated.

## Four Bedroom Detached

Generous Driveway

Beautiful Rear Gardens

Close To Amenities & Highly Regarded Schooling

Downstairs Bedroom With Wet Room

Dual Aspect Sitting Room

Large Conservatory Enjoying Views Of The Rear Garden

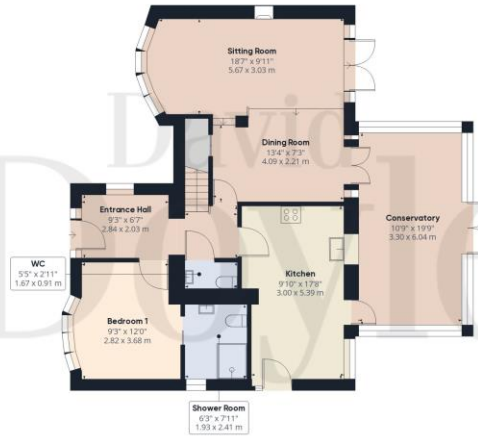
Tastefully Decorated Throughout

NO UPPER CHAIN

Viewing Advised

Council Tax Band E

Tenure -Freehold



Ground Floor

Approximate total area<sup>(1)</sup>  
1489.47 ft<sup>2</sup>  
138.38 m<sup>2</sup>



Floor 1

(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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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

## 211 Northridge Way, Hemel Hempstead, Hertfordshire, HP1 2AU

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.

Council Tax Band	E
This year council tax charge	2647.38
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	Been disconnected. Was Sky.
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?	No
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 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?	Yes
If yes please give details of the adaptations	Downstairs bedroom/wetroom was designed for elderly relative, and latterly used by someone registered disabled so much of the house is appropriate for some level of disability.
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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