

69a St John`s Road

Boxmoor

HP1 1QG

David
Doyle
Sales and Lettings

Offer Over £540,000 Freehold



A rarely available three bedroom semi detached town house with a driveway and garage located in one of Boxmoor's premier positions just a short walk to Hemel Hempstead Mainline Train Station which offers excellent links to London Euston. The property offers spacious and flexible living accommodation arranged over three floors and comprises an entrance porch opening to a generous hallway with stairs to the first floor and doors to an understairs storage cupboard and an inner hallway with further doors to a reception room/bedroom that has been sympathetically extended to offer a skylight window and patio doors leading to a lovely balcony enjoying views of the rear garden. Also accessed from the inner hallway is a the guest WC/cloakroom and a personal door to the rear garden. The first floor is arranged with a particularly generous living room benefitting from three high quality bespoke fitted units, an attractive feature fire with a stone mantle and hearth and french doors opening to a separate dining room with an archway to the fitted kitchen arranged with solid oak wall and floor mounted units, integrated appliances and space and plumbing for white goods. To the second floor is a landing with access to the boarded loft via a pull down ladder, doors to two bright and spacious bedrooms, both with a fitted cupboard and the family bathroom fitted with a white suite, chrome fittings and part tiled walls. Externally, the walled south facing rear garden is a real feature of the property being pleasantly private and arranged with a lovely balcony and steps down to a lawned area with mature plants and shrubs and private side access leading to the front of the property which offers, a driveway with walled boundaries and access to the garage via an up and over door.

With benefits including close proximity to the station, excellent amenities and highly regarded schooling, an appointment to view is highly recommended to appreciate this excellent, NO UPPER CHAIN family home. Call Now To View

'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 Semi Detached Family Home

Driveway & Garage With Light & Power

Premier Boxmoor Position

South Facing Garden

Close To Schools, Amenities & Station

Gas Central Heating & Double Glazing

Ground Floor Bedroom Ideal For An Older Child/Relative

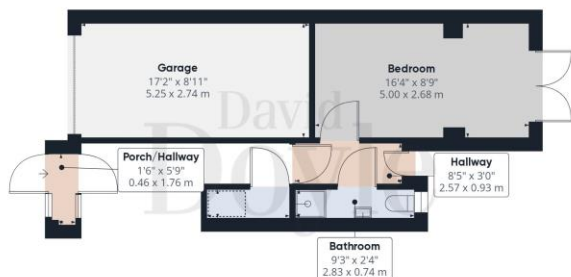
Solid Oak Kitchen

Re Roofed Garden Outbuilding

NO UPPER CHAIN

Council Tax Band D

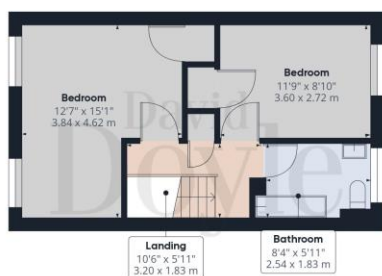
Tenure -Freehold



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1183.7 ft²
109.97 m²

Reduced headroom
6.9 ft²
0.64 m²

(1) Excluding balconies and terraces

☐ 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.

GIRAFFE 360

Scan here for more details



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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

69a St John`s Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1QG

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? 1965

Council Tax Band C

This year council tax charge £1900

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? Yes

If yes please state what restrictions are in place. no work beyond building line.
No trading as a general grocer or green grocer.

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