## 69a St John's Road

David

Sales and Lettings

**Boxmoor** 

## HP1 10G

#### OIEO £485,000 Freehold

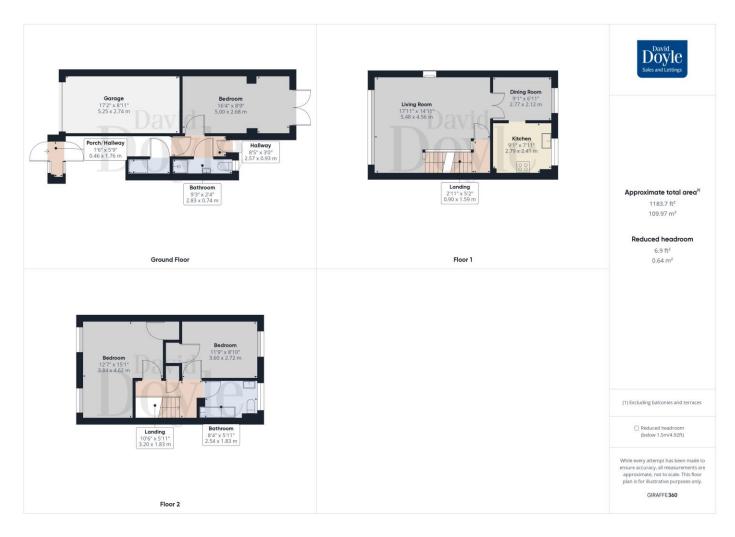


A rarely available three bedroom semi detached town house with a driveway and garage located in one of Boxmoor's premier positions just a short walk to Hemel Hempstead Mainline Train Station which offers excellent links to London Euston. The property offers spacious and flexible living accommodation 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 sympathetiaclly 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 fist 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 and highly regarded schooling, an appointment to view is highly recommended to appreciate this excellent, NO UPPER CHAIN family home. Call Now To View

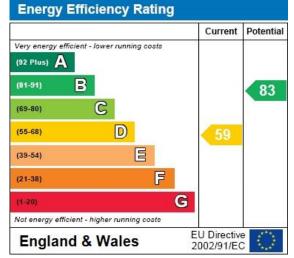
'Boxmoor Village` has a range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station 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



Scan here for more details















### 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	Νο
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?	Νο

Are smoke alarms installed at the property?	Yes
Is the property an apartment?	Νο
Is the property in a conservation are?	Νο
Is the property listed?	Νο
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?	Νο
Is your property is a flood risk area?	Νο
Has your property or nearby land flooded in the last 5 years?	Νο
Are you aware of any planning permissions or applications in the immediate area?	No
Does your property have any accessibility features installed?	Νο
Has your property been subject to any structural movement?	Νο
Is your property in the vicinity of any current or historic mining?	Νο

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, ecosystem (4) Any comment on councit tax/rateable value, rates payable, and permitted planning use, is given in good faith from informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.