

# David Doyle

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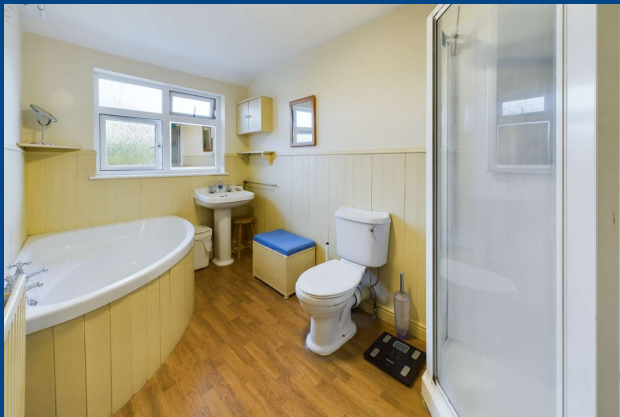
**P**  
Permit holders  
parking only  
past this point  
Mon - Fri  
9 - 10 am  
2 - 3 pm

11 Moorland Road  
Boxmoor  
Hertfordshire  
HP1 1NQ

Price £825,000 Freehold

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)





This spacious semi detached character home with a detached annex and parking offers well arranged accommodation while being situated in this highly sought after road in the popular area of Boxmoor. The ground floor is arranged with a living room with a feature fireplace and bay window, a separate dining room and a kitchen that opens on to an impressive conservatory that offers access to and views over the rear garden. The ground floor is completed by a useful utility room, a guest cloak room and a welcoming entrance hall. The first floor features 3 good sized bedroom, a family bathroom and a fixed staircase that offers access to a useful attic. The attic is of a good size and the owners have previously used it as a bedroom though no building regulations are in place. This home also offers a basement (that is accessed via the hallway) that offers a useful storage space. An outstanding feature of this property is the pleasantly private and landscaped rear garden, offering secure side access, generous

patio seating areas, variegated herbaceous borders and an area laid to lawn. At the end of the rear garden is a detached annex that was formerly a garage, the annex is arranged with a living room, bedroom, shower room and a hallway to allow access not only from the rear garden but out towards the driveway with its excellent off road parking facilities. Viewing is highly recommended to fully appreciate this beautiful home.

'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).

**Character semi detached home in Boxmoor 'Village'**

**Detached annex and driveway**

**Living room. Dining Room**

**Kitchen. Conservatory**

**Utility room. Guest cloak room**

**3 first floor bedrooms and a family bathroom**

**Attic. Basement**

**Annex with a living room, shower room and bedroom**

**Pleasantly private rear garden**

**Viewing is a MUST**

**Council Tax Band F**

**Tenure - Freehold**

**David  
Doyle**

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, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information 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.

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Call **01442 248671** to arrange a viewing or register an interest



**Approximate total area<sup>(1)</sup>**

2396.86 ft<sup>2</sup>

222.68 m<sup>2</sup>

**Reduced headroom**

35.08 ft<sup>2</sup>

3.26 m<sup>2</sup>

(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.

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## 11 Moorland Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1NQ

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?	1915	Are smoke alarms installed at the property?	Yes
Council Tax Band	F	Is the property an apartment?	No
This year council tax charge	£2984.61	Is the property in a conservation are?	No
Tenure	Freehold	Is the property listed?	No
Is the property shared ownership	No	Are there any restrictive covenants?	No
Are there any maintenance charges for the road	No	Are there any rights of way or easements?	No
Construction type	Brick and Tile	Is your property is a flood risk area?	No
Is your property supplied by mains electricity?	Yes	Has your property or nearby land flooded in the last 5 years?	No
Is your property supplied by	Yes	Are you aware of any planning permissions or	No

mains Gas?		applications in the immediate area?	
Is your property supplied by mains drainage?	Yes	Does your property have any accessibility features installed?	No
Is your heating gas to radiator heating?	Yes	Has your property been subject to any structural movement?	No
How is your broadband supplied	Cable	Is your property in the vicinity of any current or historic mining?	No
What parking facilities does your property have	Private/driveway Permit Parking		
Please state any costs per annum for parking	£40 Zone X On-street		
Are you aware of any asbestos containing material in the property?	No		

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