

**79 Sunnyhill Road, Boxmoor,  
Hemel Hempstead,  
Hertfordshire, HP1 1TA**

David  
**Doyle**  
Sales and Lettings

**Offers in Excess of £525,000** Freehold



This 3 bedroom family home is located in this sought after road in Boxmoor and benefits from a new fitted kitchen, new carpets, driveway, garage, a pleasantly private rear garden and has been re decorated throughout. This property is arranged over 3 floor, generous living room is located on the lower ground floor and has double glazed patio doors that open on to the rear garden and it's raised decking area that is ideal for outside entertaining. On the ground floor you will find the kitchen dining room with it's newly fitted kitchen and outstanding rooftop views to the rear toward the allotments and wooded copse beyond. The ground floor is completed by a useful shower room that also benefits from a low level WC and a welcoming entrance hall with stairs to both the lower ground floor and the first floor. The first floor features 3 bedrooms and a family bathroom, the family bathroom is fitted in white with chrome fittings, while the two bedroom to the rear of the property have built in wardrobes and again enjoy those wonderful views. To the front of the property is a driveway that offer excellent off road parking facilities and access to the garage. The rear garden is an outstanding feature and is landscaped with a generous raised decking area, a further gravel seating area and good sized lawn with secure gated rear access. With no upper chain viewing is highly recommended to fully appreciate what this property has to offer.

Being located in close proximity of 'Boxmoor Village` this property is within easy reach of its 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).

Well presented 3 bedroom family home located in this sought after road

Newly fitted kitchen. New carpets. Redecorated throughout

Garage and driveway

Generous living room with access to the rear garden

Kitchen dining room

Shower room

Family bathroom

Landscaped rear garden

Far reaching views to the rear of the property

NO UPPER CHAIN

Council Tax Band E

Tenure -Freehold



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

1159.83 ft<sup>2</sup>

107.75 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

7.49 ft<sup>2</sup>

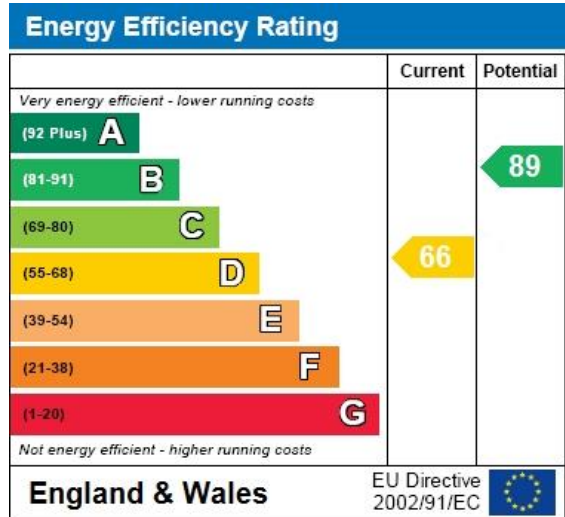
0.7 m<sup>2</sup>

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.

GIRAFFE360

Scan here for more details







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto: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?	late 70s
Council Tax Band	E
This year council tax charge	2647
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	None connected
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 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

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.