

30 Cardy Road, Boxmoor,
Hemel Hempstead,
Hertfordshire, HP1 1SQ

David
Doyle
Sales and Lettings

Price £700,000 Freehold



This beautifully presented 4 double bedroom detached home offers spacious and flexible accommodation while being situated in this highly sought after cul de sac that is conveniently located for Boxmoor `Village`, local shops, local schools and Hemel Hempstead main line station with links to London Euston. The accommodation comprises a generous dual aspect living room, dining room with a pair of double glazed French doors that open on to the rear gardens patio seating area, a refitted and extended kitchen, study / bedroom 5 and a useful guest cloak room. The bedroom accommodation features a master bedroom with an ensuite shower room, 3 further bedrooms and a family bathroom. To the front of the property is a good sized tumble brick block driveway that offers excellent off road parking, access to the integral garage with power, lighting and a personal door to the hall way, an area laid to lawn and gated side access to the rear garden.

The rear garden is an outstanding feature that is landscaped with a patio seating area that is accessed from the dining room and benefits from a remote controlled awning, an area laid to lawn with variegated herbaceous borders and a good sized decked seating area at the gardens end. The property benefits from double glazing, gas heating to radiators and NO UPPER CHAIN. Viewing is highly recommended.

'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).

Beautifully presented 4 double bedroom detached home

Sought after cul de sac that is convenient to local amenities

Dual aspect living room

Dining room offering access to the rear gardens patio seating area

Refitted and extended kitchen

Study / bedroom 5

Guest cloak room

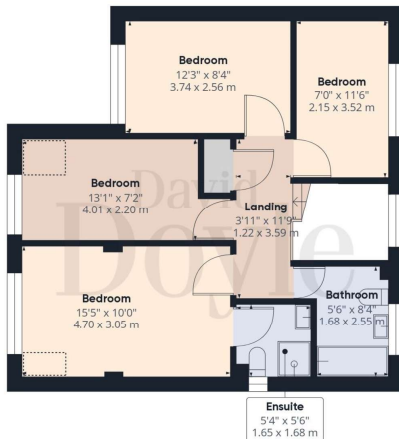
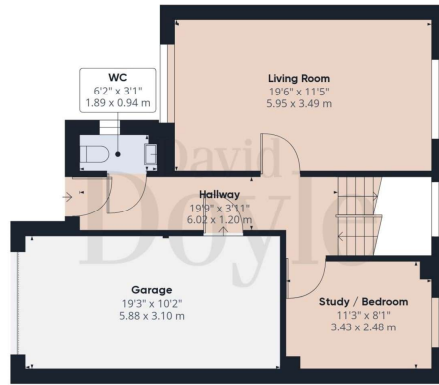
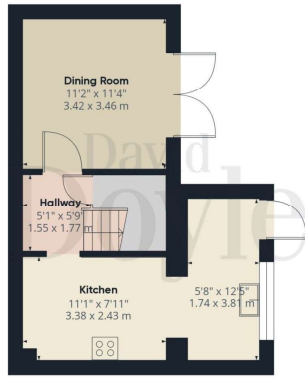
Master bedroom with an ensuite shower room

Garage. Driveway. Pleasantly private rear garden

NO UPPER CHAIN

Council Tax Band F

Tenure -Freehold



Approximate total area⁽¹⁾

1601.61 ft²
148.79 m²

(1) Excluding balconies and terraces

Reduced headroom

12.92 ft²
1.2 m²

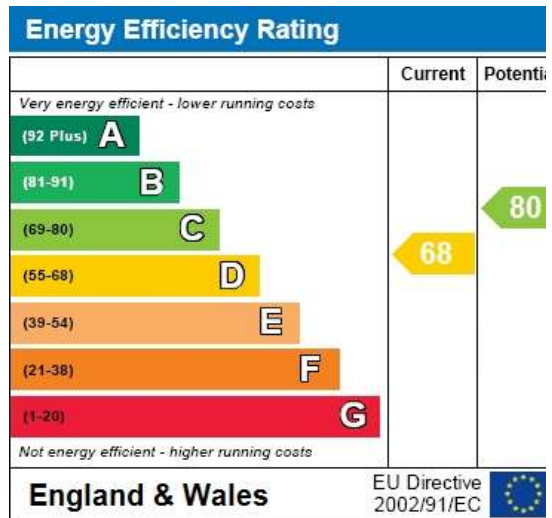
Reduced headroom
(below 1.5m/4.92ft)



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 TO BOOK A VIEWING

30 Cardy Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1SQ

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?	1963
Council Tax Band	F
This year council tax charge	£3128.73
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	None
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? 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

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