

67 Crouchfield

Boxmoor

HP1 1PD

David
Doyle
Sales and Lettings

Offers Over £625,000 Freehold



A rarely available and beautifully presented two double detached bungalow situated in this much sought after Boxmoor side road close to excellent amenities, highly regarded schooling and Hemel Hempstead Mainline Train Station offering excellent links to London Euston. The property has been extensively refurbished in recent years and is offered in excellent order throughout with accommodation comprising a porch leading to the generous hallway with doors to two spacious double bedrooms, a contemporary shower room and separate guest WC, a beautiful formal living room with patio doors to the rear garden and the impressive kitchen/breakfast room offering a vast range of wall and base units, coordinating work surfaces and integrated appliances. The loft space is accessed from the hallway via a pull down wooden ladder and offers a fantastic useable living space with a dormer window and ample eaves storage. This exceptional bungalow also benefits from restored original parquet flooring, gas central heating and double glazing. Externally, a real feature of the property is the delightfully private landscaped rear garden arranged with patio and lawned areas, mature plants and shrubs, fenced boundaries and a very useful home office/studio, perfect for extra living space or working from home, insulated with light and power and a separate useful shed for storage. To the front of the property is a further mature garden area and a generous driveway with gated access to the rear garden. With many benefits including NO UPPER CHAIN, we strongly recommend an internal viewing to appreciate all this excellent home has to offer.

'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).

Rarely Available Detached Bungalow

Driveway

Sought After Boxmoor Side Road

Extensively Updated

Garden Room/Office

Refurbished Parquet Flooring

Refitted Kitchen & Bathroom

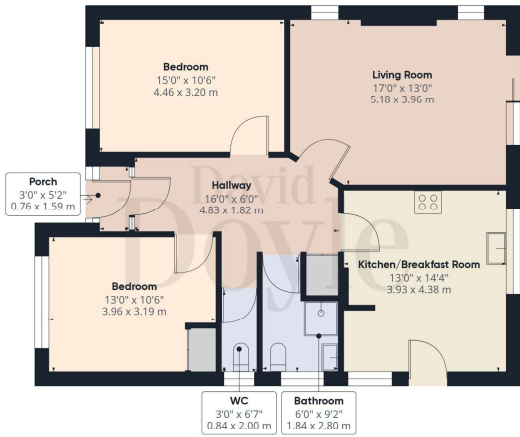
Close To Schools & Amenities

NO UPPER CHAIN

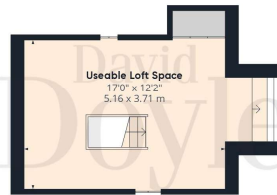
Viewing Advised

Council Tax Band E

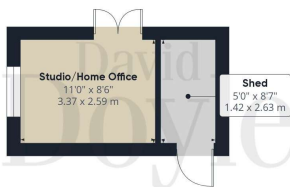
Freehold



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

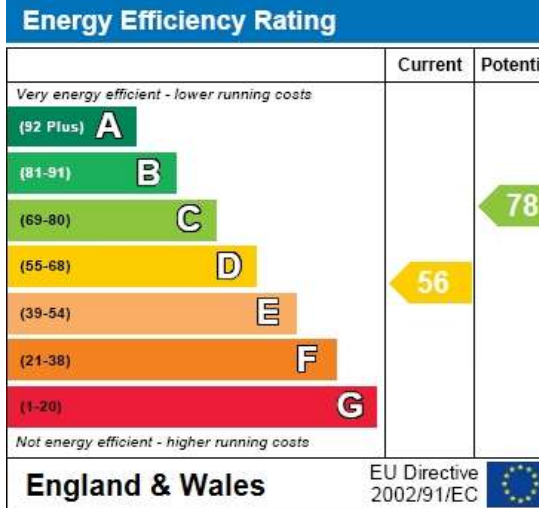
Approximate total area¹⁾
1255.18 ft²
116.61 m²

(1) Excluding balconies and terraces

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

67 Crouchfield, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1PD

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? Circa 1950

Council Tax Band Band E

This year council tax charge 2647.36

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 BT

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? 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

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.