

**18 Beaumayes Close,
Boxmoor, Hemel Hempstead,
Hertfordshire, HP1 1SW**

David
Doyle
Sales and Lettings

Guide Price £650,000 Freehold



This much loved 4 bedroom detached family home offers spacious accommodation along with far reaching roof top views toward the countryside beyond. Situated in the popular area of Boxmoor this property is located in this highly sought after cul de sac that is conveniently located for sought after schooling, local shops, amenities and Hemel Hempstead main line station with links to London Euston.

The ground floor is arranged with a generous open plan lounge dining room with patio doors that offer access to the rear garden patio seating area, a fitted kitchen, utility room, a useful guest cloak room and a welcoming entrance hall with stairs leading to the first floor.

The first floor features 4 good sized bedrooms, a spacious landing and a 4 piece family bathroom.

To the front of the property is a garden and a generous driveway that offers excellent off road parking facilities and side access to the rear garden. The rear garden benefits from a raised patio seating area that offers stunning far reaching views and an area laid to lawn.

The property benefits from a recently replaced gas boiler 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 offers an excellent service to London Euston (26 mins).

Detached 4 bedroom family home situated in this sought after cul de sac an offers far reaching views

Conveniently located for sought after schooling, local shops, amenities and Hemel Hempstead station

Open plan lounge dining room

Fitted kitchen

Utility room

Guest cloak room

First floor 4 piece family bathroom

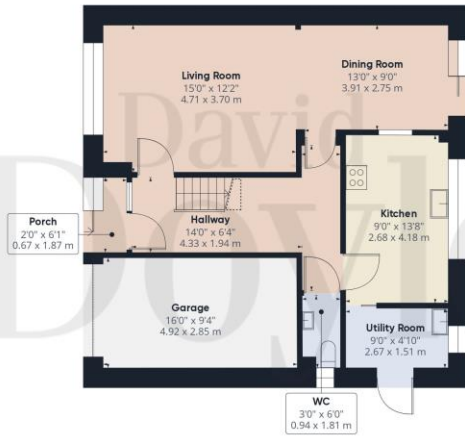
Driveway

Garden

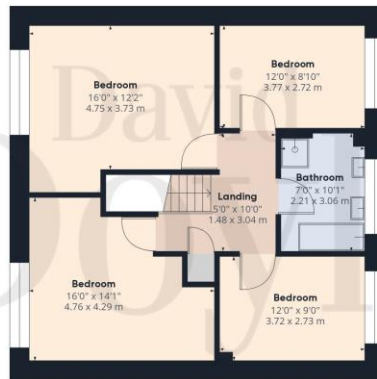
NO UPPER CHAIN

Council Tax Band F

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area¹⁾
1543.33 ft²
143.38 m²

Reduced headroom
13.67 ft²
1.27 m²

(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.

GIRAFFE360

Scan here for more details



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

18 Beaumayes Close, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1SW

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? 1975

Council Tax Band F

This year council tax charge £3,128.73

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type

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
Permit Parking

Please state any costs per annum for parking £40

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.