

178 St Johns Road, Boxmoor,  
Hemel Hempstead,  
Hertfordshire, HP1 1NR

David  
**Doyle**  
Sales and Lettings

£349,950 Freehold



David Doyle are pleased to offer to the sales market this rarely available two double bedroom property in need of modernisation located in this premier Boxmoor position overlooking The Moor and conveniently situated for highly regarded schooling, the village centre and Hemel Hempstead mainline railway station offering excellent links to London Euston. The accommodation comprises an entrance porch opening to the living room with views to the front aspect, a cast iron fireplace and a doorway opening to the dining room with stairs to the first floor and leading to a fitted kitchen with wall and base units, space and plumbing for white goods and a personal door to the rear garden. The first floor boasts the master bedroom and enjoying views of the moor, bedroom two with a storage cupboard and leading to the family bathroom. Externally, the property benefits from a courtyard garden to the rear which is paved and has fenced boundaries, a brick built shed and rear access. To the front of the property is an attractive garden with mature plants and shrubs, hedged boundaries and a path to the front door. Offered with the benefits of double glazing, gas central heating and NO UPPER CHAIN, an appointment to view is highly recommended to appreciate the potential this property 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).

Two Bedroom Character Property

Overlooking Boxmoor

Close To The Village & Amenities

Requires Updating

Two Reception Rooms

Courtyard Garden To Rear

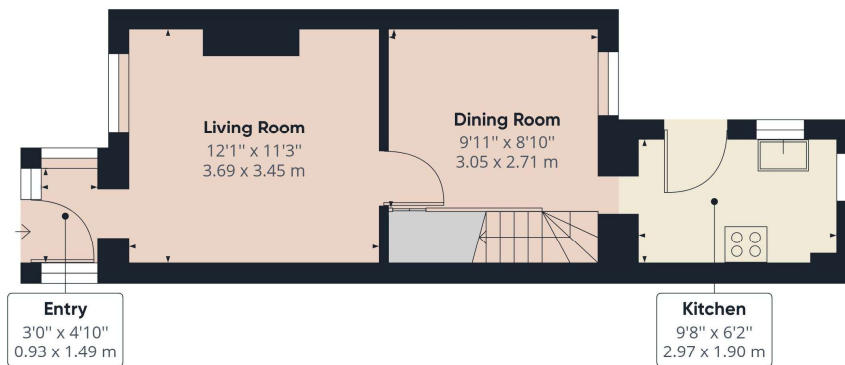
Generous Garden To Front

NO UPPER CHAIN

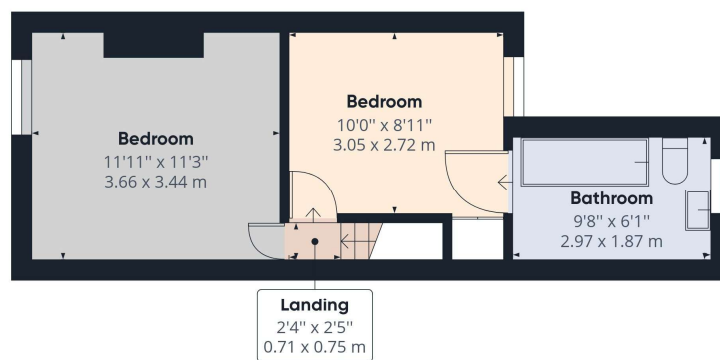
Viewing Advised

Council Tax Band C

Tenure -Freehold



Approximate total area<sup>(1)</sup>  
620.78 ft<sup>2</sup>  
57.67 m<sup>2</sup>

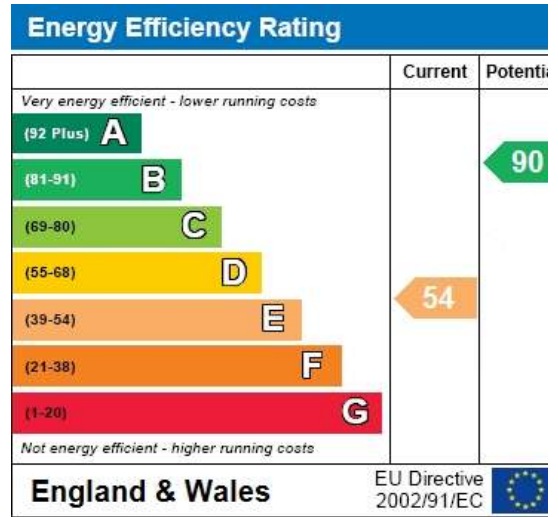


(1) Excluding balconies and terraces

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](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

# 178 St Johns Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1NR

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?** 1925

**Council Tax Band** C

**This year council tax charge** 1500

**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** Off street

**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 is 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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