

**17 Park Road, Boxmoor, Hemel
Hempstead, Hertfordshire,
HP1 1JT**

David
Doyle
Sales and Lettings

Price OIEO £625,000 Freehold



Located in this highly sought after road in the popular area of Boxmoor `Village` is this 4 bedroom detached chalet bungalow with a garage and driveway that offers well presented, spacious and flexible accommodation. The property is conveniently located for local shops, sought after schooling, amenities and Hemel Hempstead main line station with links to London Euston.

The ground floor is arranged with a generous triple aspect lounge dining room with an air conditioning unit and a pair of double glazed French doors that open on to the rear gardens decked seating area. The property offers flexibility with a family room that could also be used as a bedroom, a useful wet room with a shower, wash and basin, low level WC and space and plumbing for an automatic washing machine. The kitchen is fitted with a range of wall and floor mounted shaker style wall and floor mounted units, colour coordinated work surfaces and a range of integrated appliances. The conservatory offers another area to enjoy views over the pleasantly private rear garden and access the decked seating area.

The first floor features 3 bedrooms and a family bathroom, the primary bedroom also benefits from an air conditioning unit . The family bathroom is fitted with a corner bath with a shower over, a wash hand basin and a low level WC.

The rear garden is an outstanding features, beautifully landscaped and pleasantly private, the rear garden offers a two decked seating area and a patio for outside entertaining, two summers houses both with power and lighting one is also insulated and has previously been used as an office space, work shop with power and lighting and a further garden shed, variegated herbaceous borders, an area laid to lawn and secure gated side access.

The brick block carriage driveway offers excellent off road parking facilities and access to the integral garage via an up and over door, the garage benefits from power, lighting and a personal door to the kitchen and conservatory.

This property benefits a water softener while the from an air conditioning unit in the living room and bedroom provide both warm and cooling air. NO UPPER CHAIN and 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).

Located in this highly sought after road is this well presented 4 bedroom detached chalet bungalow

The property offers well presented, spacious and flexible accommodation with a garage and driveway

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

Triple aspect lounge dining room

Fitted kitchen

Family room / downstairs bedroom

Ground floor wet room. Conservatory

First floor family bathroom

Pleasantly private rear garden

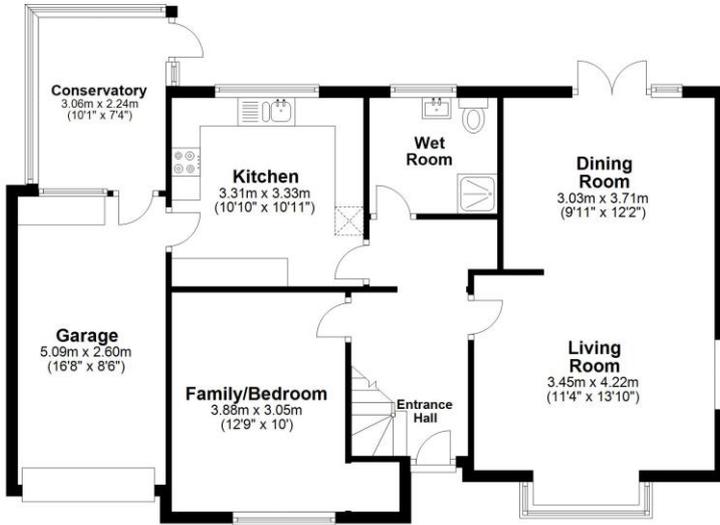
NO UPPER CHAIN

Council Tax Band D

Tenure -Freehold

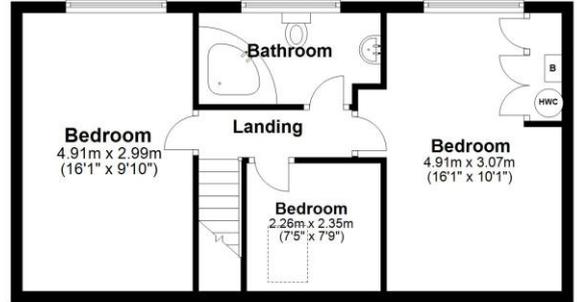
Ground Floor

Approx. 86.6 sq. metres (932.0 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



Total area: approx. 133.1 sq. metres (1432.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Scan here for more details



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





CALL 01442 248671 OR EMAIL 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? 1960

Council Tax Band D

This year council tax charge £

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
Permit Parking

Please state any costs per annum for parking £80

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.