

45b Park Road, Boxmoor,  
Hemel Hempstead,  
Hertfordshire, HP1 1JS

David  
**Doyle**  
Sales and Lettings

Guide Price £675,000 Freehold



This 4 bedroom detached family home with an ensuite to the master bedroom, garage and parking is located in this popular road in Boxmoor. The property is conveniently located for nearby sought after schooling, local shops, amenities and Hemel Hempstead main line station with links to London Euston. Offering surprisingly spacious accommodation, the property is beautifully presented and benefits from a newly fitted kitchen and new carpets throughout. The ground floor is arranged with an open plan dual aspect lounge dining room, a fitted kitchen with a personal door to the garage, a study and a guest cloak room with the a welcoming entrance hall with stairs leading to the first floor. The first floor features 4 good sized bedrooms, the master bedroom benefiting from a range of fitted wardrobes and a ensuite shower room. The first floor is completed by a family bathroom and a spacious landing. To the front is a full width brick block driveway that offers excellent off road parking facilities, access to the garage and gated side access to the rear garden. The rear garden is landscaped with a patio seating area, herbaceous borders and an area laid to lawn. With the added benefit of double glazing, gas heating to radiators, a water softener 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).

4 Bedroom detached family home

Boxmoor location close to sought after schooling and local amenities

Dual aspect open plan lounge dining room

Newly fitted kitchen

Study. Guest cloak room

Master bedroom with an ensuite shower room

First floor family bathroom

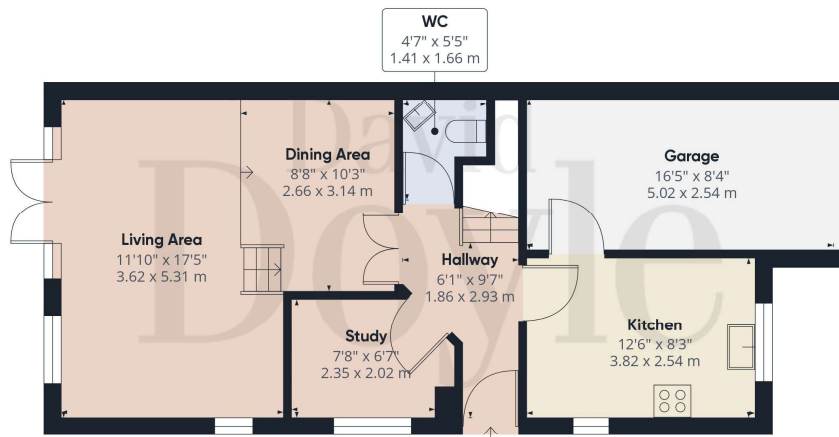
Garage. Driveway

Rear garden. New carpets throughout

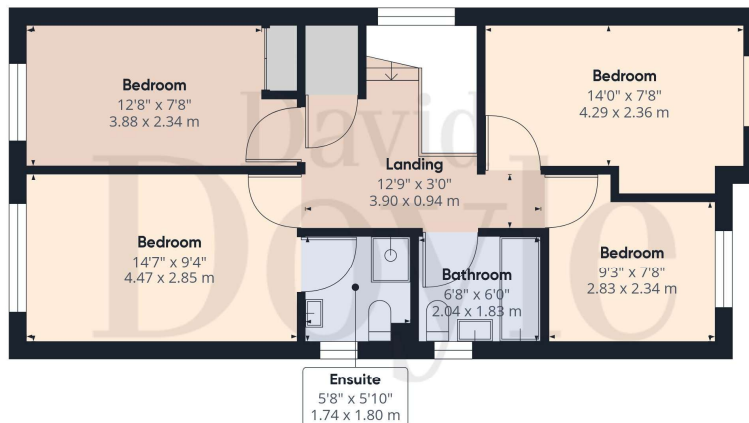
NO UPPER CHAIN

Council Tax Band F

Tenure -Freehold



Ground Floor



Floor 1



Approximate total area<sup>®</sup>

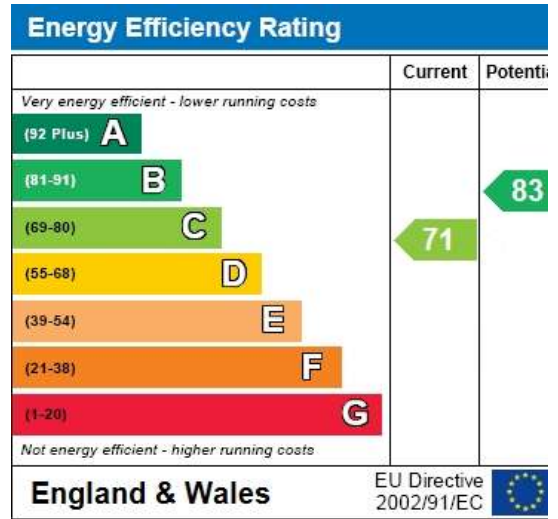
1274.93 ft<sup>2</sup>  
118.44 m<sup>2</sup>

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**

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Approximate year built? 1998

Council Tax Band F

This year council tax charge £3130.00

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 None connected

What parking facilities does your property have Private/driveway Garage

Please state any costs per annum for parking N/a

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