

69 Park Road

Boxmoor

HP1 1JS

David
Doyle
Sales and Lettings

Price £575,000Freehold



A rarely available three double bedroom family home with a driveway and garage situated in this popular Boxmoor side road close to excellent amenities, Mainline Railway Station and within the catchment for highly regarded schooling. The property has been extended to offer larger than average ground floor accommodation and comprises an entrance hall with doors to a guest WC, the living room with french doors opening to the generous conservatory/dining room with patio doors to the rear garden and wrapping around to the large fitted kitchen offering a range of wall and base units, integrated appliances, a breakfast bar and space and plumbing for white goods. To the first floor is a landing with access to the loft, an airing cupboard and doors to three double bedrooms, all of good size and the master with fitted wardrobes. Also accessed from the landing is the fantastic four piece family bathroom fitted in white with a walk in shower, bath, WC and vanity unit. Externally, the rear garden is pleasantly private and attractively arranged with patio seating areas, walled boundaries, a home office/studio and gated side access to the front of the property which enjoys a large frontage with a driveway, walled boundaries and access to the garage via an up and over door. Offered in good decorative order throughout and with scope to update/ further extend (STNPC), an appointment to view is essential to appreciate this lovely home situated in sought after Boxmoor.

'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

Three Bedroom Extended Semi Detached Family Home

Garage & Driveway

Popular Boxmoor Location

Close To Amenities & Schools

Large Conservatory/Dining Room

Low Maintenance Rear Garden With Home Office

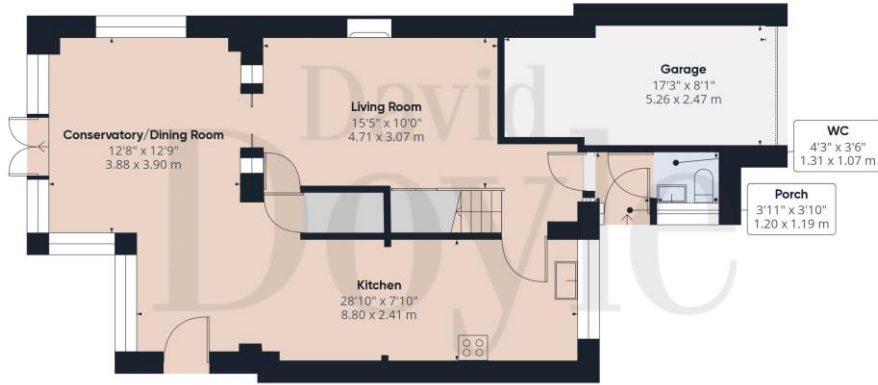
Large Fitted Kitchen

Four Piece Bathroom With Walk In Shower

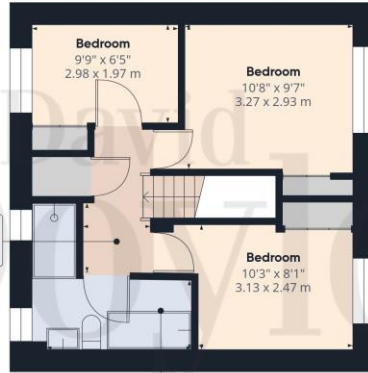
Viewing Advised

Council Tax Band D

Freehold



Ground Floor



Floor 1

Approximate total area¹⁾
1164.76 ft²
108.21 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.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





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

69 Park Road, Hemel Hempstead, Hertfordshire, HP1 1JS

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? Not sure

Council Tax Band Band D

This year council tax charge 2066.26

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 Cable

What parking facilities does your property have Private/driveway

Please state any costs per annum for parking None

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? Yes

If yes please give details about what has occurred. None

Is your property in the vicinity of any current or historic mining? No

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