

22 Ashtree Way

Boxmoor

HP1 1QS

Price £850,000 Freehold

David
Doyle
Sales and Lettings



A rarely available five bedroom detached family home with a generous driveway located in this highly sought after Boxmoor side road close to excellent amenities, highly regarded schooling and excellent travel links. The property has been well maintained and updated by the current owners and the accommodation comprises a porch opening to a generous hallway, the large dual aspect living/dining room with parquet flooring and patio doors opening to the rear garden and a particularly spacious kitchen/breakfast room with an extensive range of wall and base units, coordinating work surfaces and integrated appliances. Also accessed from the hallway is the very useful guest cloakroom, a utility room with space and plumbing for white goods and a lovely guest sitting room/bedroom, perfect as a quiet space to study or for visiting guests. To the first floor is a spacious landing with loft access and doors to five well proportioned bedrooms, four of which being doubles and a four piece bathroom and further shower room, both fitted in contemporary white with chrome fittings. Externally, the rear garden is particularly attractive, generous in size and arranged with a patio seating area leading to a large lawn with mature plants and shrubs, a decked seating area to the gardens end and a custom built workshop with light and power and fenced boundaries. To the side of the property and accessed from doors both to the front and rear is the larger than average garage offering space for a vehicle, storage facilities including a part boarded loft space and with light and power. To the front of the property is a brick blocked driveway offering extensive parking facilities. This property would make an excellent home for a growing family and an internal viewing comes 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)

Rarely Available Five Bedroom Detached Family Home

Generous Driveway And Large Garage

Sought After Boxmoor Location Close To Schools And Amenities

Dual Aspect Living/Dining Room With Parquet Flooring

Fantastic Kitchen/Breakfast Room

Five Bedrooms And Two Bathrooms To The First Floor

Guest Room To The Ground Floor

Mature Colourful Garden With Workshop, Decked And Patio Seating Areas

Good Order Throughout

Viewing Advised

Council Tax Band F

Freehold



Ground Floor

Approximate total area¹⁸
2063.98 ft²
191.75 m²



Floor 1

(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.

GIRAFFE 360


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		72	80
(55-68) D			
(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

22 Ashtree Way, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1QS

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.

Council Tax Band	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	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
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway Garage
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 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? Yes

If yes please give details and links to planning portal. No 28 extension works nearly complete

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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