

38a Puller Road

Boxmoor

HP1 1QN

David
Doyle
Sales and Lettings

Price £250,000 Freehold

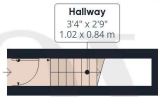
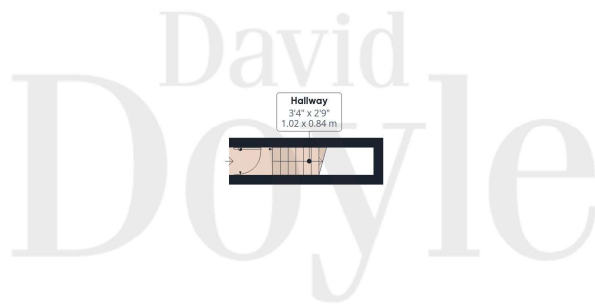


A spacious one bedroom first floor maisonette with a garage, parking and shared garden located in this sought after Boxmoor side road close to excellent amenities and Hemel Hempstead Mainline Railway Station with links to London Euston. The property would benefit from some redecoration, is very well proportioned and comprises a hallway with stairs to the first floor arranged with a generous landing and doors to a bright and spacious living/dining room with views to the front aspect and access to the loft space, a fitted kitchen with a range of wall and base units, integrated appliances and space for white goods, a generous double bedroom with quiet views to the rear of the property and a bathroom fitted in white with chrome fittings. Externally, the property benefits from a shared lawned rear garden, an allocated parking space and rarely available garage. Further benefits include gas central heating to radiators, double glazing and NO UPPER CHAIN. Call Now to View.

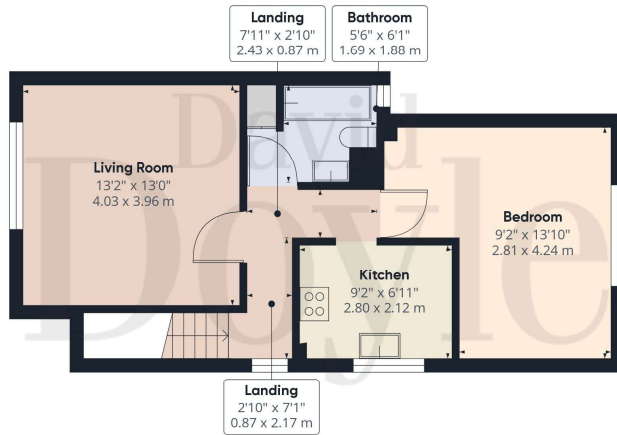
'Boxmoor Village' has a range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins)

Spacious First Floor Maisonette

Parking & Garage
 Sought After Boxmoor Side Road
 Close To Station And Amenities
 Loft Space
 Shared Garden
 Generous Living Room & Double Bedroom
 EXTENDED LEASE
 NO UPPER CHAIN
 Viewing Recommended
 Council Tax Band C



Ground Floor



Floor 1

Approximate total area^m
 512.79 ft²
 47.64 m²

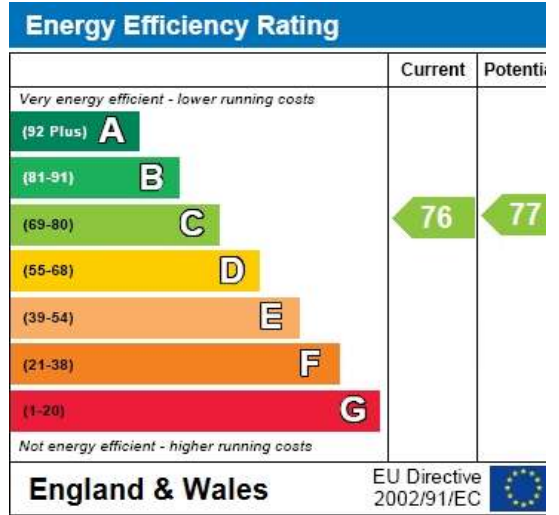
(1) Excluding balconies and terraces

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

38a Puller Road, Hemel Hempstead, Hertfordshire, HP1 1QN

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?	1984
Council Tax Band	C ?
This year council tax charge	1950?
Tenure	Leasehold
Remaining Lease Length	150
Ground Rent	£10
Next ground rent review date	December 24
Method of review/price increase	N/A
Service charge this year	None
Name of management company	none
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 to the property FTTP
Do you have a telephone connection?	Unknown
What parking facilities does your property have	Garage

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?

No

Is your property in the vicinity of any current or
historic mining?

No

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