

45a Cardy Road, Boxmoor,  
Hertfordshire, HP1 1SQ

Price £645,000 Freehold

David  
**Doyle**  
Sales and Lettings



Located in this highly sought after road in Boxmoor is this spacious 4 double bedroom detached family home with an ensuite to the master bedroom, garage and driveway while benefiting from NO UPPER CHAIN. This property is conveniently located for local shops, schools, amenities and Hemel Hempstead main line station with links to London Euston.

The ground floor comprises a living room that offers access out to the rear garden, a separate sitting room / dining room, kitchen breakfast room, utility room and a useful guest cloak room. The kitchen is fitted with a range of wall and floor mounted units comprising both cupboards and drawers, colour coordinated worksurfaces and a matching breakfast bar area.

The first floor features 4 double bedrooms and a family bathroom, the master bedroom benefits from an ensuite shower room.

To the front of the property is a driveway that offers excellent off road parking facilities and access to a good sized garage.

The rear garden is pleasantly private and landscaped with 3 terraced seating areas and variegated herbaceous border and gated side access.

Viewing is highly recommended. NO UPPER CHAIN.

‘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 4 double bedroom detached family home situated in this highly sought after road.

Convenient for local shops, schools, amenities and Hemel Hempstead main line station

Living room. Separate sitting room / dining room.

Kitchen. Utility room.

Downstairs cloak room.

Master bedroom with an ensuite shower room.

First floor family bathroom.

Rear garden.

Driveway. Garage.

NO UPPER CHAIN.

Council Tax Band F

Tenure -Freehold



Approximate total area<sup>(1)</sup>

1446.13 ft<sup>2</sup>

134.35 m<sup>2</sup>

Reduced headroom

2.97 ft<sup>2</sup>

0.28 m<sup>2</sup>

(1) Excluding balconies and terraces

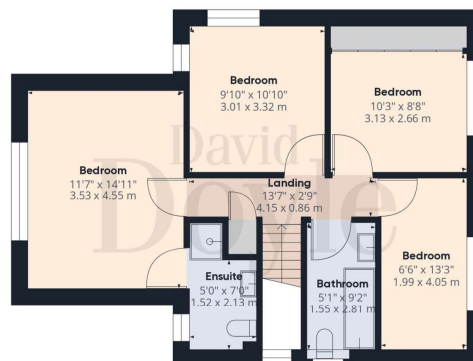
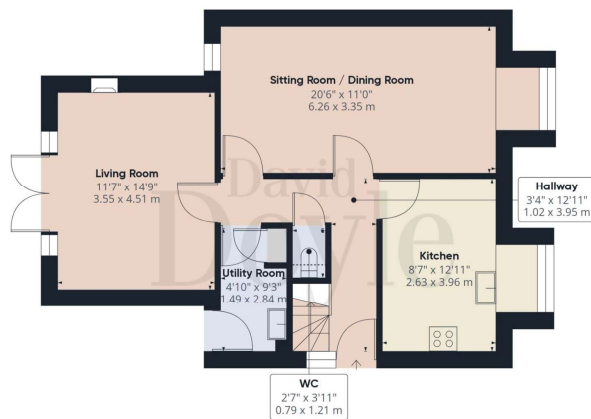
Reduced headroom

Below 5 ft/1.5 m

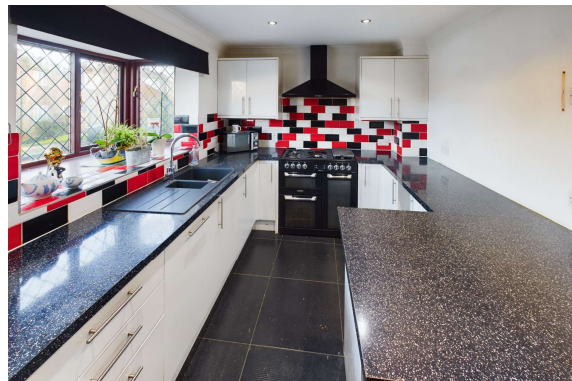
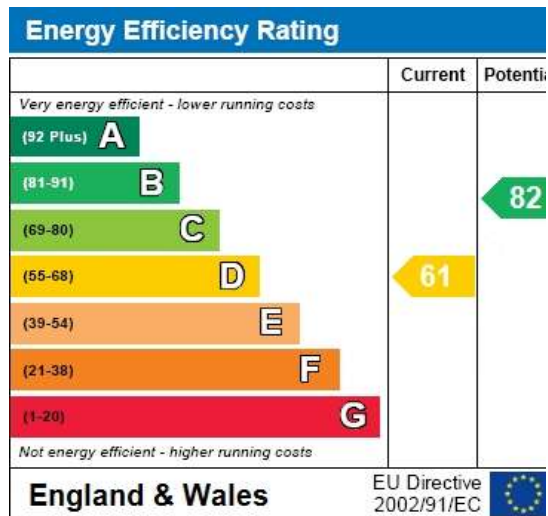
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

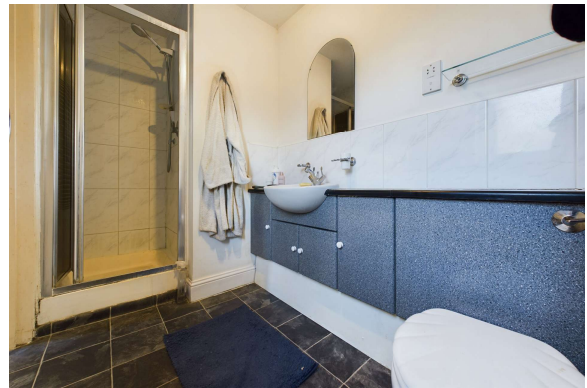
GIRAFFE360



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**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 45a Cardy Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1SQ

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?	1990
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Council Tax Band	?
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This year council tax charge	3000
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Tenure	Freehold
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Is the property shared ownership	No
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Are there any maintenance charges for the road	No
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Construction type	Brick and Tile
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Is your property supplied by mains electricity?	Yes
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Is your property supplied by mains Gas?	Yes
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Is your property supplied by mains drainage?	Yes
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Is your heating gas to radiator heating?	Yes
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How is your broadband supplied	Cable
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Do you have a telephone connection?	Landline
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What parking facilities does your property have	Private/driveway Garage
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Please state any costs per annum for parking	0
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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 is 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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