

Flint Cottage, 21 St Johns
Road, Boxmoor, Hemel
Hempstead, Hertfordshire,
HP1 1QF

David
Doyle
Sales and Lettings

Price £525,000 Freehold



Situated in the heart of Boxmoor `Village` is this 3 bedroom character brick and flint cottage that benefits from a southerly facing rear garden and garage. This property is conveniently located for sought after schooling, local shops, amenities and Hemel Hempstead main line station with links to London Euston.

The property offers spacious and flexible accommodation, on the ground floor you have a dual aspect living room with a door that offers access out to the rear garden and the guest cloak room. Stairs offer access up to the first floor and down to the lower ground floor.

The lower ground floor features the kitchen dining room, the kitchen is fitted with a range of matching wall and floor mounted units and colour coordinated work surfaces.

The first floor boasts 3 bedrooms and the family bathroom, the primary bedroom is dual aspect and benefits from a range of fitted wardrobes while bedroom 2 has a fixed stairs case that leads up to the useful loft area. The family bathroom is fitted in white with chrome fittings and comprises a bath with a shower over, a fitted shower screen, a vanity unit with a wash hand basin with storage under and a low level WC.

The useful loft space is currently used as an office space by the current vendors and benefits from a widow to the side.

The garage to the side of the property provides a useful off road parking space, it has power, light and a garage door to both the front and rear so offers a very useful side access to the rear garden.

The rear garden is southerly facing and pleasantly private, it is arranged with a good sized deck for outside entertaining, an area laid to lawn, herbaceous borders and gated side access.

Viewing is highly recommended to fully appreciate this character cottage.

‘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).

Situated in the heart of Boxmoor `Village` is this 3 bedroom character brick and flint cottage
Convenient for sought after schooling, local shops, amenities and Hemel Hempstead main line station

Dual aspect living room

Kitchen dining room

First floor family bathroom

Guest cloak room

Useful loft

Garage

Southerly facing rear garden

Viewing is a MUST

Council Tax Band E

Tenure -Freehold



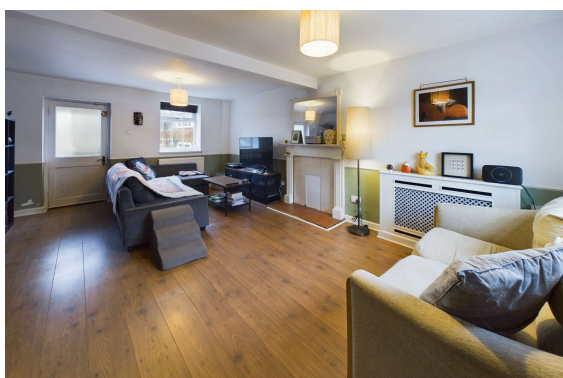
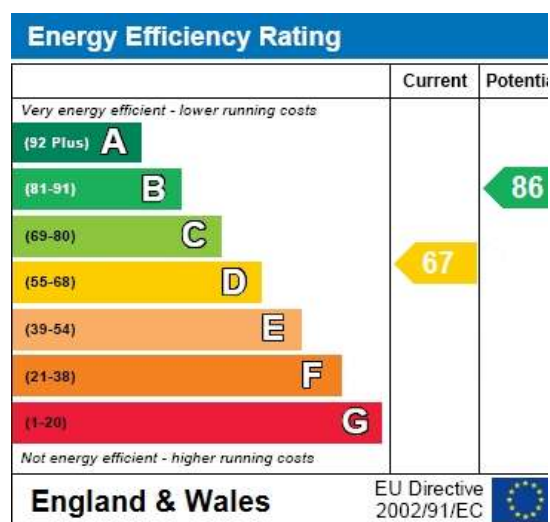
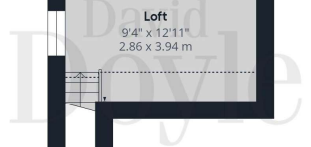
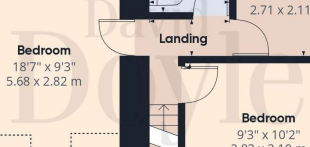
(1) Excluding balconies and terraces

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





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

Flint Cottage, 21 St Johns Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1QF

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?	1880
Council Tax Band	E
This year council tax charge	2,647.38
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	Fibre to the property FTTP
Do you have a telephone connection?	Landline
What parking facilities does your property have	None 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
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Is the property an apartment?	No
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Is the property in a conservation area?	No
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Is the property listed?	No
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Are there any restrictive covenants?	No
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Are there any rights of way or easements?	No
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Is your property in a flood risk area?	No
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Has your property or nearby land flooded in the last 5 years?	No
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Are you aware of any planning permissions or applications in the immediate area?	No
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Does your property have any accessibility features installed?	No
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Has your property been subject to any structural movement?	No
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Is your property in the vicinity of any current or historic mining?	No
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