

David Doyle

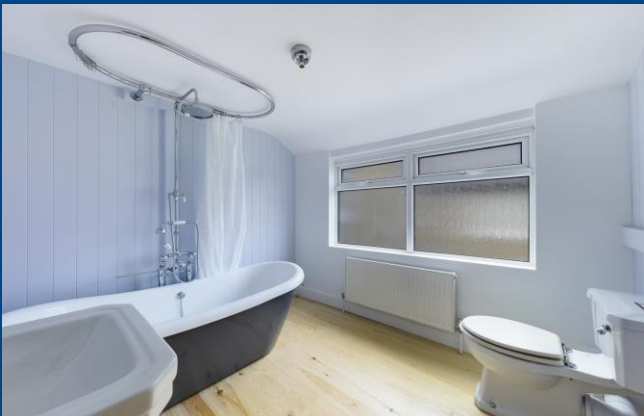
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**7 Moorland Road
Boxmoor
HP1 1NQ**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Price £685,000 Freehold



This surprisingly spacious 4 bedroom semi detached bay fronted character property is situated in this highly desirable road and has been refurbished throughout by the current owners. The property is conveniently located for Boxmoor 'Village', local shops, schools, amenities and Hemel Hempstead main line station with links to London Euston. The property is beautifully presented and is retaining a wealth of period features. The Ground floor accommodation comprises a generous Lounge with a feature fireplace, bay window and opens on to the Dining Room with double glazed French doors that open on to the rear Garden. The ground floor is completed with a fabulous newly fitted Kitchen that is large enough to dine and entertain in. The first floor offers 4 Bedrooms and a newly fitted family Bathroom. The Bathroom is fitted in a period style with a free standing roll top bath with shower over, pedestal wash hand basin and a low level WC. The property also benefits from a good sized Basement that is accessed from the Entrance Hall. The rear Garden is pleasantly private and well arranged with a patio seating

area, herbaceous borders, an area laid to lawn and a gated side access. The gas boiler has been recently replaced and the property benefits from 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).

Semi detached character property

Popular Boxmoor Village location

Period features

Close to the Railway station

Refitted modern kitchen

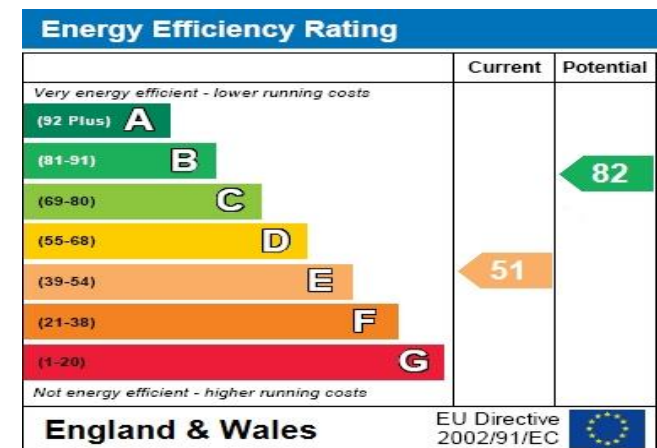
Attractive family bathroom fitted with roll top bath

Good sized basement

Private rear garden

Recently replaced gas boiler

No upper Chain



David
Doyle

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Call **01442 248671** to arrange a viewing or register an interest



Total area: approx. 133.0 sq. metres (1431.2 sq. feet)

Floor plan is not to scale and to be used for layout guidance only, any measurements shown should NOT be relied upon.
Plan produced using PlanUp.

7 Moorland Road
Boxmoor
HP1 1NQ



Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671

Approximate year built?	1897
Council Tax Band	E
This year council tax charge	2674
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	Permit Parking
Please state any costs per annum for parking	£55
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 are?	Yes
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