

91 Horsecroft Road  
Boxmoor  
HP1 1PX

David  
**Doyle**  
Sales and Lettings

Price £625,000 Freehold



A very well presented character semi detached property situated in the heart of Boxmoor village, close to highly regarded schooling, excellent amenities and Hemel Hempstead Mainline Railway station offering excellent links to London Euston. With accommodation arranged over four floors, this bright and spacious family home offers versatile living space comprising a hallway with stairs to the first floor and a door to the generous dual aspect living/dining room with a feature fireplaces and mantle, stripped wooden flooring and a door with stairs leading to the lower ground floor, arranged with a well planned kitchen/family room offering an extensive range of wall and base units, wooden work surfaces, integrated appliances, space and plumbing for free standing appliances and opening to a lovely family room with space for a both study and dining areas and a door to the very useful guest WC. To the first floor are two bedrooms, the master of excellent size and the family bathroom, arranged with a white suite including a roll top bath, chrome fittings and part tiled walls. Stairs lead to the second floor, arranged with a generous double bedroom, eaves storage and lovely far reaching views. Externally, the rear garden is a particular feature of the property being landscaped and generous in size, arranged with a patio seating area leading to large lawn with mature plants and shrubs, a gravelled play area and large shed to the gardens end and fenced boundaries. To the front of the property is a cottage garden with walled boundaries. Situated in the prestigious `Horsecroft Road`, close to lovely parks and canal side walks, this excellent property must be viewed to be appreciated.

‘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 Family Home

Versatile Accommodation Arranged Over Four Floors

Generous Landscaped Rear Garden

Close To Parks, Schools And Station

Dual Aspect Living/Dining Room

Family Room With Study Area

Family Bathroom With Roll Top bath

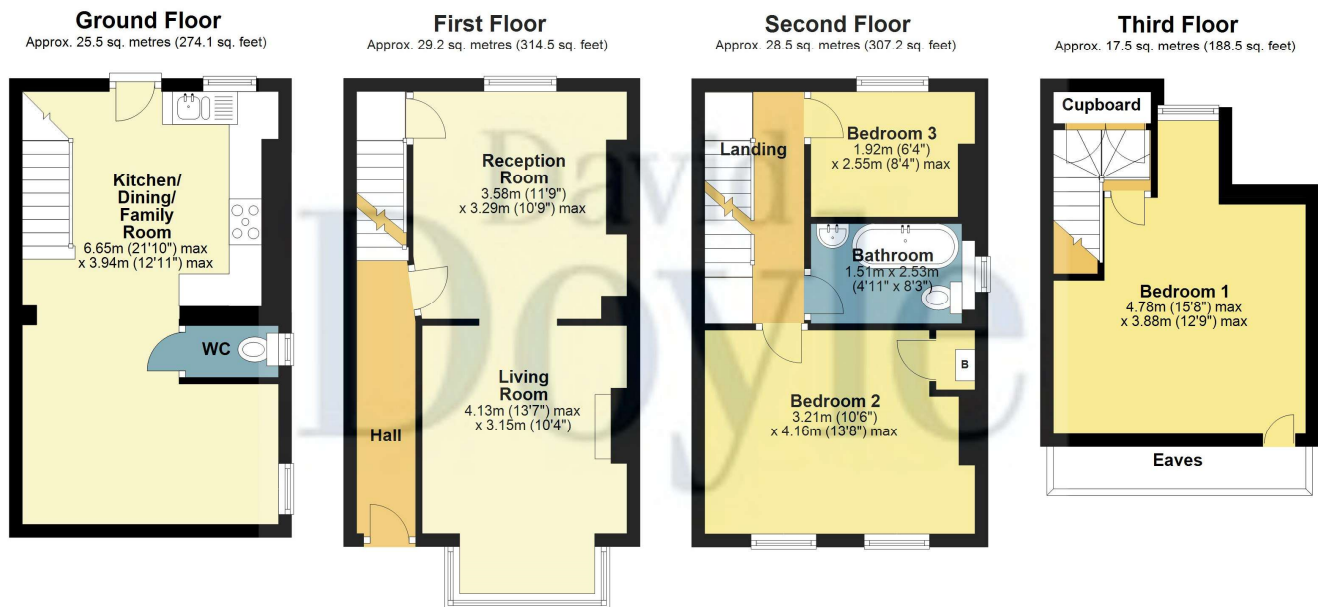
Canal Side Walks And Box `Moor` Close By

Permit Parking

Viewing A Must

Council Tax Band D

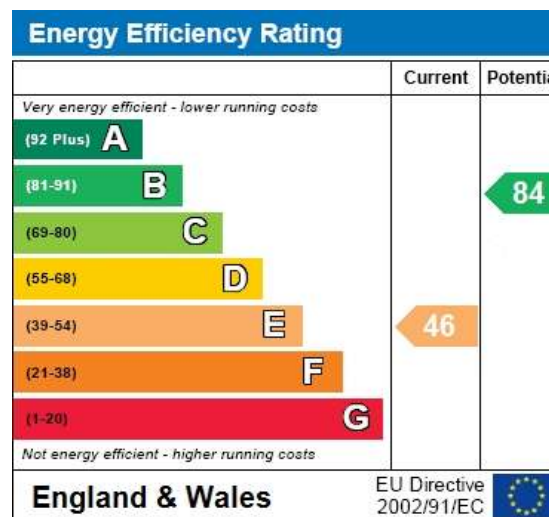
Freehold



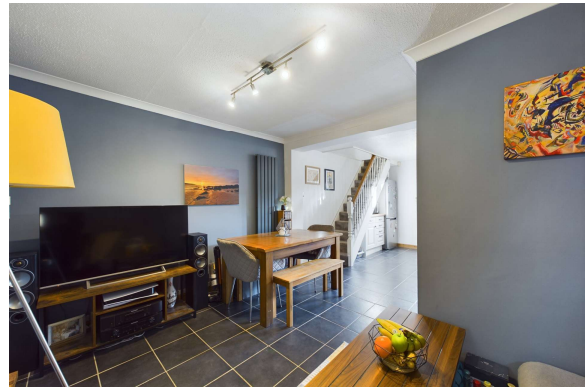
Total area: approx. 100.7 sq. metres (1084.3 sq. feet)

Floorplan is not to scale and to be used for layout guidance only, any measurements shown should NOT be relied upon. Floor Area (Sq/m) includes all areas shown on plan except Balconies, Patios, Eaves, Garden and Parking Areas unless otherwise indicated.  
Plan produced using PlanUp.

Scan here for more details







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

# 91 Horsecroft Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1PX

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.

Does your property have an EPC? If  
no has an EPC been commissioned by Yes  
qualified assessor

Approximate year built?	1900
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Council Tax Band	D
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This year council tax charge	£2166
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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	Fibre to the property FTTP
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Do you have a telephone connection?	Landline
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What parking facilities does your property have	Permit Parking
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Please state any costs per annum for parking £40

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

