

29 Glenview Road

Boxmoor

HP1 1TB

David  
**Doyle**  
Sales and Lettings

Guide Price £595,000 Freehold



An exceptional family home occupying an enviable position in one of Boxmoor's premier road close to amenities, highly regarded schooling and Hemel Hempstead Mainline Railway Station.

The internal accommodation is arranged over four floors and has been significantly updated by its current owners to comprise an entrance hall with a door to the formal living room with a cast iron fireplace and box bay window to the front aspect. the separate dining room with stairs to the first floor, a door to the guest WC and opening to the beautiful fitted kitchen with a range of bespoke wall and base units, integrated appliances, quartz work surfaces, a `Butler` sink and patio doors opening to the rear garden. To the first floor is a generous landing with doors to two bedrooms, the master with fitted wardrobes and a cast iron fireplace and the refitted four piece family bathroom, arranged in a traditional white suite with contemporary chrome fittings.

Stairs from the landing lead to the second floor which boasts two further double bedrooms. Externally, the rear garden is a of good size and arranged with a patio seating area, steps leading to lawn with mature plants and shrubs, fenced boundaries and a decked seating area with a shed to the gardens end. To the front of the property is a driveway providing off street parking, steps to the front door and a personal door to the lower ground floor comprising a study/salon area and generous storage. Presented in excellent condition throughout and retaining many original features, an appointment to view is a must to appreciate this beautiful home.

‘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).

Four Bedroom Family Home

Driveway

Sought After Boxmoor Position

Close To Schools And Amenities

Walking Distance To Hemel Hempstead Station

Significantly Updated By The Current Owners

Refitted Kitchen With Quartz Work Surfaces

First Floor Four Piece Bathroom And Ground Floor Cloaks

Salon/Office To Lower Ground Floor

Viewing A Must

Council Tax Band C

Freehold







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

## 29 Glenview Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1TB

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?	1900
Council Tax Band	C
This year council tax charge	2,018.69
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?	None
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	N/A
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?	Yes
If yes please state what restrictions are in place.	<p>"A Conveyance of the land in this title and other land dated 21 April 1888 made between (1) William Henry Cranstone and (2) Frederick Hester contains the following covenants:-</p> <p>And the said Frederick Hester for himself his heirs executors administrators and assigns doth hereby covenant with the said William Henry Cranstone that he will not carry on or permit to be carried on upon the said premises any noisy noxious or offensive trade or manufacture or use or permit the same to be used for any illegal or immoral purpose or do or suffer to be done thereon any act or thing whatsoever which may be an annoyance or disturbance to the said William</p>

Henry Cranstone  
or any of the  
adjoining  
owners and  
occupiers."

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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.