

256 Northridge Way
Boxmoor Borders
HP1 2AS

David
Doyle
Sales and Lettings

Guide Price £450,000 Freehold



A very well presented three bedroom family home with a conservatory, generous garden and driveway situated in this popular HP1 residential location close to highly regarded schooling and local amenities. The property has been much updated and well maintained by its current owners and a viewing is advised to appreciate this excellent property. The Ground floor accommodation comprises an entrance hall with stairs to the first floor and a door to the lovely dual aspect living /dining room with quality wide plank flooring and a paned door opening to a bright conservatory enjoying views of the rear garden. A further door from the dining area leads to the generous fitted kitchen, arranged with a range of floor and wall mounted units, coordinating work surfaces, integrated appliances and opening to the very useful utility area room offering excellent storage facilities and space for white goods. The first floor boasts a landing with loft access and doors to three well proportioned bedrooms, bedroom one offering a built in over stairs cupboard and bedroom three with a built in wardrobe. Finishing the accommodation is the recently refitted contemporary four piece family bathroom arranged with a white suite and chrome fittings. Externally, the property benefits from a particularly generous and recently landscaped rear garden, attractively arranged with a large lawn, decked seating areas, a shed to the gardens end, fenced boundaries, wooden planters and quality paved flagstone steps. To the front of the property is a driveway offering excellent off street parking facilities, a shingled area and hedged boundaries with steps to the front door. Offered with the benefits of gas central heating, double glazing and attractive decor throughout, an internal viewing is strongly advised.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Spacious 3 bed family home

Conveniently located for local shops,schools,amenities and MLRS with links to London Euston

Living/dining room

Refitted kitchen with integrated appliances. Utility room

Conservatory

Refitted Four Piece Family Bathroom

Double glazing. Gas heating to radiators

Driveway

Approx 75` rear garden

VIEWING HIGHLY RECOMMENDED

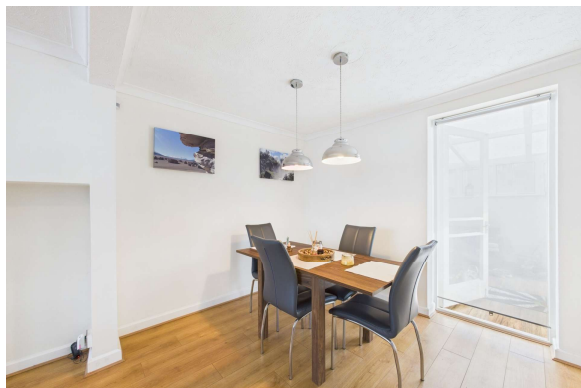
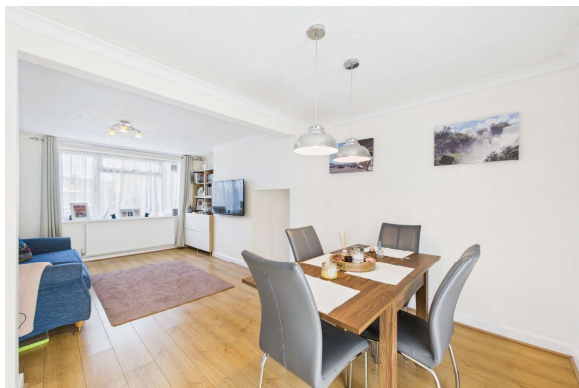
Council Tax Band C

Freehold

Scan here for more details







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

256 Northridge Way, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 2AS

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?	1955
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Council Tax Band	C
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This year council tax charge	2018.69
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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	Private/driveway
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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
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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
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?	Yes
If yes please give details and links to planning portal.	Potential for the council to replace the roof of 254. Unconfirmed
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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