

**8 Woodland Place, Boxmoor,  
Hemel Hempstead,  
Hertfordshire, HP1 1RD**

David  
**Doyle**  
Sales and Lettings

**Offers Over £650,000** Freehold



Located in this highly desirable cul de sac in the sought after area of Boxmoor is this well presented 4 bedroom detached family home with a garage and driveway. The property is conveniently located for sought after schooling, local shops, amenities and Hemel Hempstead main line station with links to London Euston.

The ground floor is arranged with a spacious living room, an open plan kitchen dining room with a pair French doors that open on to the rear garden, an entrance porch, useful guest cloak room and a welcoming entrance hall with stairs to the first floor and understairs storage. The kitchen has been fitted with a range of matching wall and floor mounted units, colour coordinated square edge work surfaces and a matching Island unit with a breakfast bar area for informal dining.

The first floor features 4 bedroom and a family bathroom. The bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over and a fitted shower screen, a wash hand basin with storage under, a low level WC, colour coordinated tiled walls with a feature tiled border.

To the front of the property is an area laid to lawn, gated side access and a driveway that offers off road parking, an EV charger and access to the garage.

The rear garden is pleasantly private and has been landscaped with `Indian Sandstone` patio seating areas for outside entertaining, an area laid to lawn and herbaceous borders.

Viewing is highly recommended.

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 offers an excellent service to London Euston (26 mins).

Well presented bedroom detached family home

Cul de sac location

Convenient for sought after schooling, local shops, amenities and Hemel Hempstead main line station

Spacious living room

Open plan kitchen dining room

Downstairs guest cloak room

First floor family bathroom

Driveway with an EV charger

Garage. Pleasantly private rear garden

Viewing is a MUST

Council Tax Band F

Tenure -Freehold



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**Approximate total area<sup>10</sup>**

1240.99 ft<sup>2</sup>

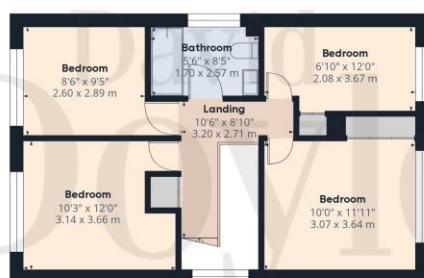
115.29 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

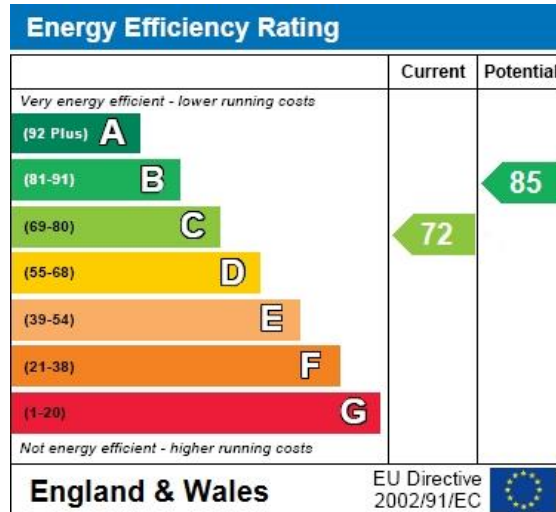
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



### Floor 1

Scan here for more details







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

## 8 Woodland Place, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1RD

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? 1970

Council Tax Band F

This year council tax charge 3128.73

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 cabinet FTTC

Do you have a telephone connection? Landline

What parking facilities does your property have Private/driveway  
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

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

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