

20 Puller Road

Boxmoor

HP1 1QN

David
Doyle
Sales and Lettings

Price £450,000 Freehold



Charming and spacious two Bedroom character cottage pleasantly situated in a desirable side road convenient for the `Village` centre and Railway Station. Particularly spacious Master Bedroom. First floor Bathroom. Lounge/Dining Room with feature fireplace. Spacious fitted Kitchen with oak work surfaces. Gas heating to radiators. Double glazing and Bespoke shutters. Gardens. EV Charger

`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)

Charming and Spacious two Bedroom character cottage

Pleasantly situated in a desirable side road convenient for the `Village` centre and Railway Station

Particularly Spacious Master Bedroom

Bathroom Off Landing

Lounge/Dining Room with Log Burning Fire

Spacious fitted Kitchen with oak worksurfaces

Gas heating to radiators

Double glazing & Bespoke Shutters

Landscaped Private Rear Garden

EV Charging Point

Council Tax Band D

Freehold

Scan here for more details





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

20 Puller Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1QN

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? Before 1900

Council Tax Band D

This year council tax charge £2172

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? None

What parking facilities does your property have None

Please state any costs per annum for parking None

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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