

11 Wrensfield

Boxmoor

HP1 1RN

David
Doyle
Sales and Lettings

Offers Over £800,000 Freehold



Located in this highly sought after Boxmoor side road is this rarely available 4 Bedroom, 2 Bathroom Detached Chalet Bungalow with a Garage, Driveway and extensive gardens to both the front and rear. The property offers well presented and flexible accommodation throughout, comprising a generous entrance hall, the spacious extended living room with patio doors to the rear garden, stairs to the first floor and attractive oak paned french doors opening to the refitted kitchen/breakfast room, arranged with wall and base units, integrated appliances, a distinct dining area and further patio doors to the garden. An inner hallway from the living room leads to two double bedrooms and the recently refitted contemporary shower room. The first floor offers two generous double bedrooms and the family bathroom. An outstanding feature of this property is its large westerly facing mature rear garden, arranged with patio seating areas, otherwise laid to lawn with mature plants and shrubs, a shed to the gardens end, fenced boundaries and gated side access. To the front of the property is an impressively large frontage with a further lawned area, a driveway for multiple vehicles and the garage, accessed by both personal and up and over doors. This property enjoys a particularly desirable location on Wrensfield and an appointment to view 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 offer an excellent service to London Euston (26 mins).

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Four Double Bedroom Chalet Bungalow

Situated On A Large Plot In Much Sought After Wrensfield

Garage And Driveway

Close To Highly Regarded Schooling, Boxmoor Village And Amenities

Updated And Well Presented Throughout

Refitted Contemporary Ground Floor Shower Room And Kitchen

Generous Storage Facilities Throughout

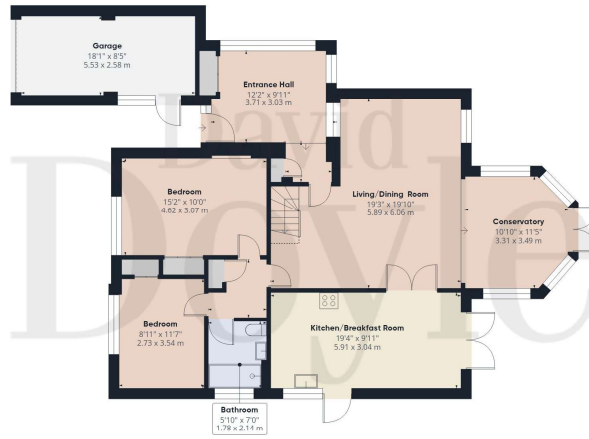
Large Open Plan Living Area

Two Large First Floor Bedrooms With Eaves

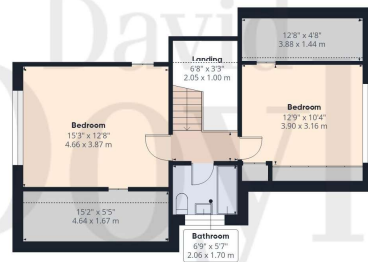
Viewing Highly Recommended

Council Tax Band F

Freehold



Ground Floor



Floor 1

Approximate total area^m
1847 ft²
171.5 m²
Reduced headroom
115 ft²
10.7 m²

(1) Excluding balconies and terraces

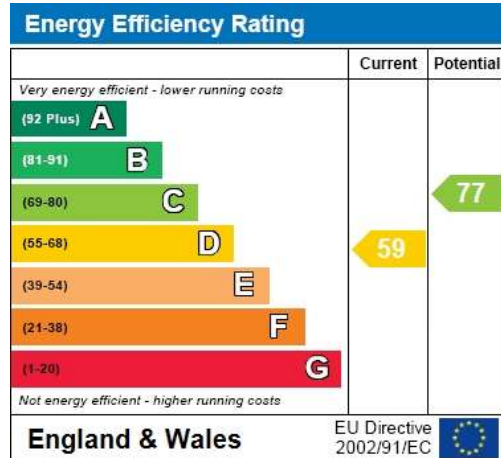
Reduced headroom
..... Below 5 ft/1.5 m

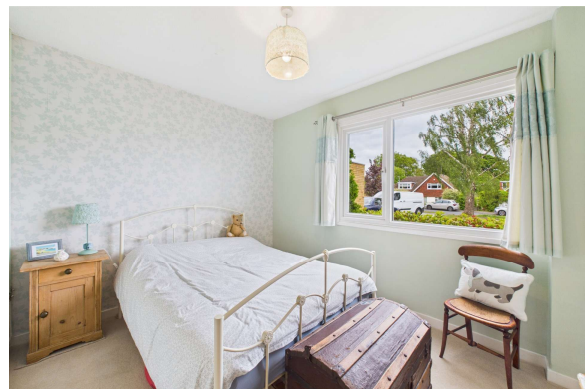
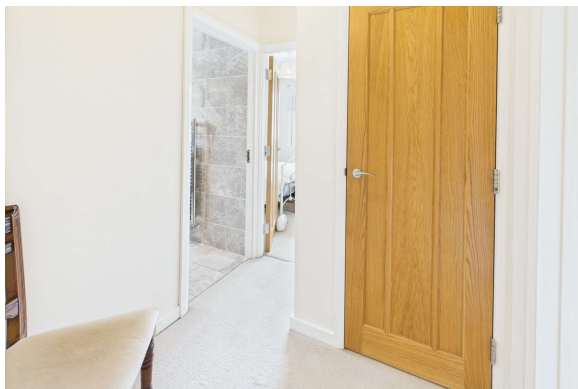
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

GIRAFFE360

Scan here for more details





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

11 Wrensfield, Hemel Hempstead, Hertfordshire, HP1 1RN

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?	1963
Council Tax Band	F
This year council tax charge	3,280.37
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick
Roof type	Tile
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre to the property FTTP
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

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.