

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**6 Cangels Close
Boxmoor
Hemel Hempstead
HP1 1NJ**

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Guide Price £875,000 Freehold



Offered to the market for the first time since 1967 is this 3 bedroom detached family home is situated in this highly sought after road while offering scope to extend with approved planning, please see below. This property is conveniently located for Boxmoor `Village`, local schools, amenities and Hemel Hempstead main line station with links to London Euston. The ground floor is arranged with a lounge, dining room, kitchen, cloakroom, and a welcoming entrance hall. The first floor features 3 bedroom and a family bathroom. Externally the property benefits from a generous and pleasantly private rear garden, a driveway that offer off road parking and an integral garage that measures 12`1 x 19`11. NO UPPER CHAIN.

There are 3 granted planning applications that consist of either extending or converting it to 4 or 5 bedrooms property along with permission to increase the single drop-kerb access to a double drop-kerb. These planning references are

21/03446/FHA 22/01759/FHA
23/01337/LDP 22/01143/FUL please view the details on Dacorum Borough Councils website.

`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).

This 3 bedroom detached family home in this sought after Boxmoor location

Planning consent to either extend or convert in to a 4 or 5 bedroom home

Convenient for local amenities and Hemel Hempstead main line station with links to London Euston

Lounge. Dining room. Kitchen

First floor family bathroom

Driveway and garage

Generous and pleasantly private rear garden

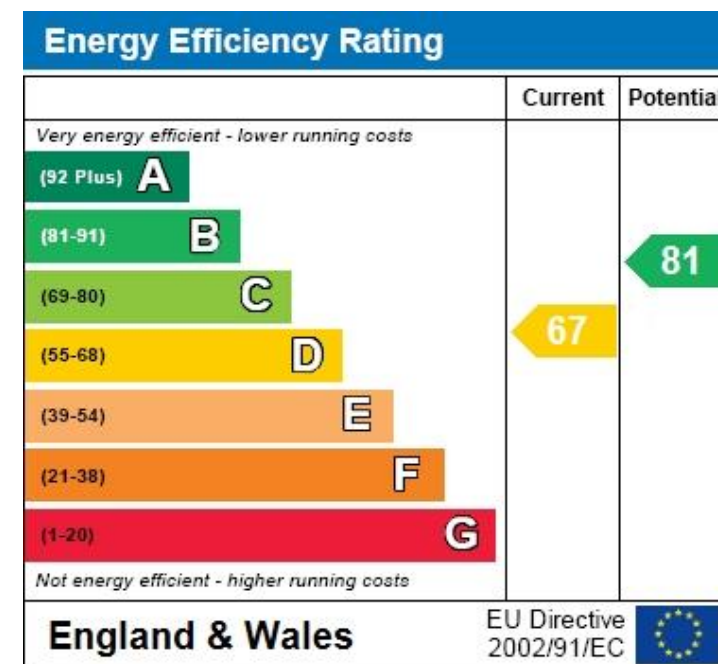
Scope to extend with planning granted

Situated on a generous plot

NO UPPER CHAIN

Council Tax Band F

Tenure - Freehold

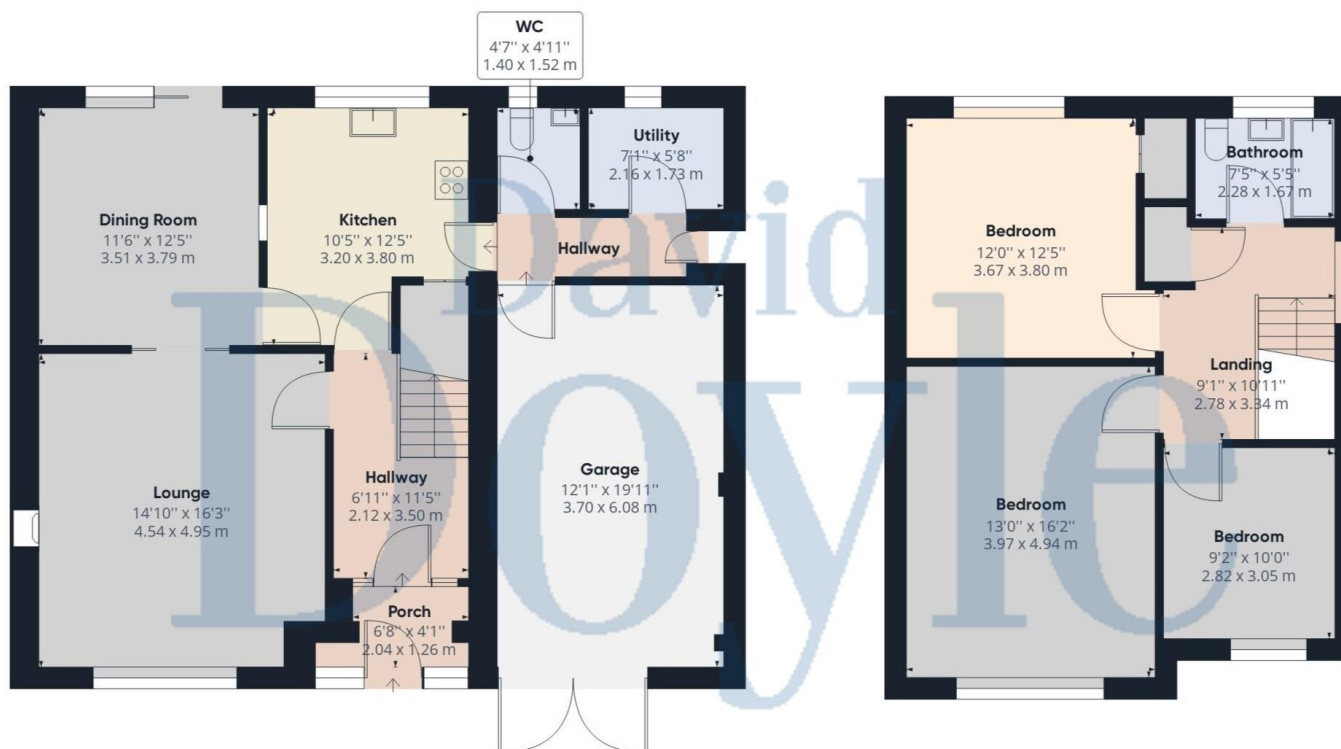


David
Doyle

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Call **01442 248671** to arrange a viewing or register an interest



Approximate total area⁽¹⁾

1588.06 ft²

147.54 m²

(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.

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