

David
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 **MAYFAIR**
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**136 Beechfield Road,
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Offers in Excess of £650,000 Freehold



This spacious and modern property 5 bedroom property is located on a desirable street, within walking distance of the town centre, the train station, and excellent primary and secondary schools. It offers easy access to the charming Boxmoor village, the scenic Box Moor Trust land, and the beautiful River Bulbourne. This corner property has been extensively extended, landscaped and refurbished over the last 4-5 years to provide a comfortable and contemporary living experience. It features modern laminate flooring, new carpets, LED lighting throughout, new energy efficient windows including three Velux windows, a water softener system, a secure metal railing, and a high-definition Swann camera system. It also has updated and well-labelled electrical wiring and cabinets, ensuring safety and convenience. The current owners have lived in this well-proportioned and uniquely presented property for 15 years comfortably and the property boasts a well-managed brick driveway with night

light features, providing parking for two cars and more on-street parking is close at hand. The rear garden offers three immaculate terraces, with access to the sun for most of the day until late in the evening. The garden is easy to maintain, with flag stones, astro turf and concrete areas. It can be accessed from the ground and first floor, providing convenience and versatility. The garden also has external decorative LED lighting, creating a cosy and inviting atmosphere. The property comprises five well-proportioned bedrooms, including one on the ground floor, three newly fully tiled bathrooms - two with showers and one with a bath cum shower, two reception rooms, and a modern kitchen. The property also offers the option to let part of the house, as it has an external rear access to the public footpath to the town centre. The extensive garden also provides space for additional development opportunities, such as a chalet or an external workspace. The property has external power sockets to the front that can be used for electric charging of cars or for lighting up Christmas decorations. Due to the larger size of the property, it could also be divided into two separate properties subject to planning

permissions.

This property is ideal for anyone looking for a stylish and spacious home in a sought-after location, with the benefits of living in Boxmoor, Hemel Hempstead.

Boxmoor is a historic and picturesque village, with a range of local shops and services, pubs, a post office, a GP's surgery, a coffee shop, a pharmacy, a jewellers, a florist and estate agencies. It also has a vibrant community spirit, with events such as the Autumn and Spring fairs and the circus coming to Boxmoor Common every year. Boxmoor is also close to the Chilterns countryside, offering opportunities for outdoor activities and nature walks.

Hemel Hempstead is a thriving town, with a convenient location, a wide business community, and a desirable work/life balance. It has excellent transport links, with fast trains to London Euston, Watford, Milton Keynes and Northampton, and easy access to the M1, A41 and the M25.

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

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