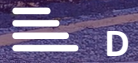


Mulburries



St. Johns Road, Hemel Hempstead, HP1 1QF

Guide price £500,000



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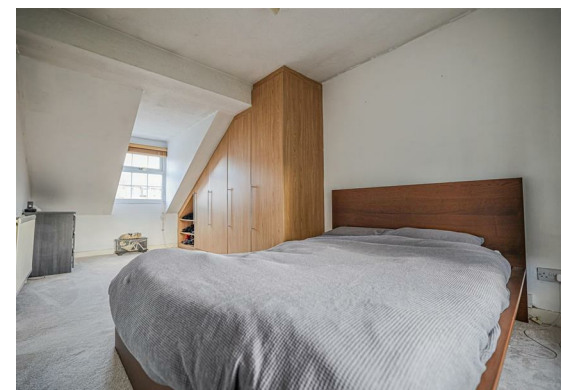
- Three-bedroom character cottage
- Heart of Boxmoor village
- Exposed beams and charming period features
- Spacious living room with decorative fireplace
- Generous kitchen/dining room
- First-floor bathroom and separate ground-floor WC
- Additional loft space
- Rear garden with decking and lawn
- Garage
- Distinctive accommodation arranged across several levels



A charming three-bedroom cottage in the heart of Boxmoor village, packed with character, exposed beams and a feature fireplace. Offering a spacious kitchen/dining room, rear garden, additional loft space and a garage.

Mulburries are delighted to present this charming three-bedroom character cottage, situated on St Johns Road in the heart of Boxmoor village. With its attractive brick façade, exposed beams and individual layout, this appealing home combines cottage charm with generous accommodation, a rear garden and a garage.

The spacious living room offers an inviting introduction, with exposed ceiling timbers, wood flooring and a decorative fireplace creating a characterful setting. Measuring over 18 feet in length, there is ample space for



comfortable seating, while windows to the front and rear bring natural light through the room. A separate WC adds everyday convenience.

On the lower ground floor, the generous kitchen/dining room provides a sociable heart to the home. Exposed beams and warm-toned cabinetry complement the cottage's character, while work surfaces and fitted storage make practical use of the space. There is plenty of room for a dining table, making this a welcoming setting for family meals, relaxed evenings and entertaining friends.

The first floor comprises three bedrooms and a family bathroom. The principal bedroom stretches over 18 feet and benefits from fitted storage, while the two further bedrooms offer flexibility for children, guests or a home office. Additional loft space, accessed via a staircase, provides a useful extra area, with sloping ceilings adding to the home's distinctive feel.

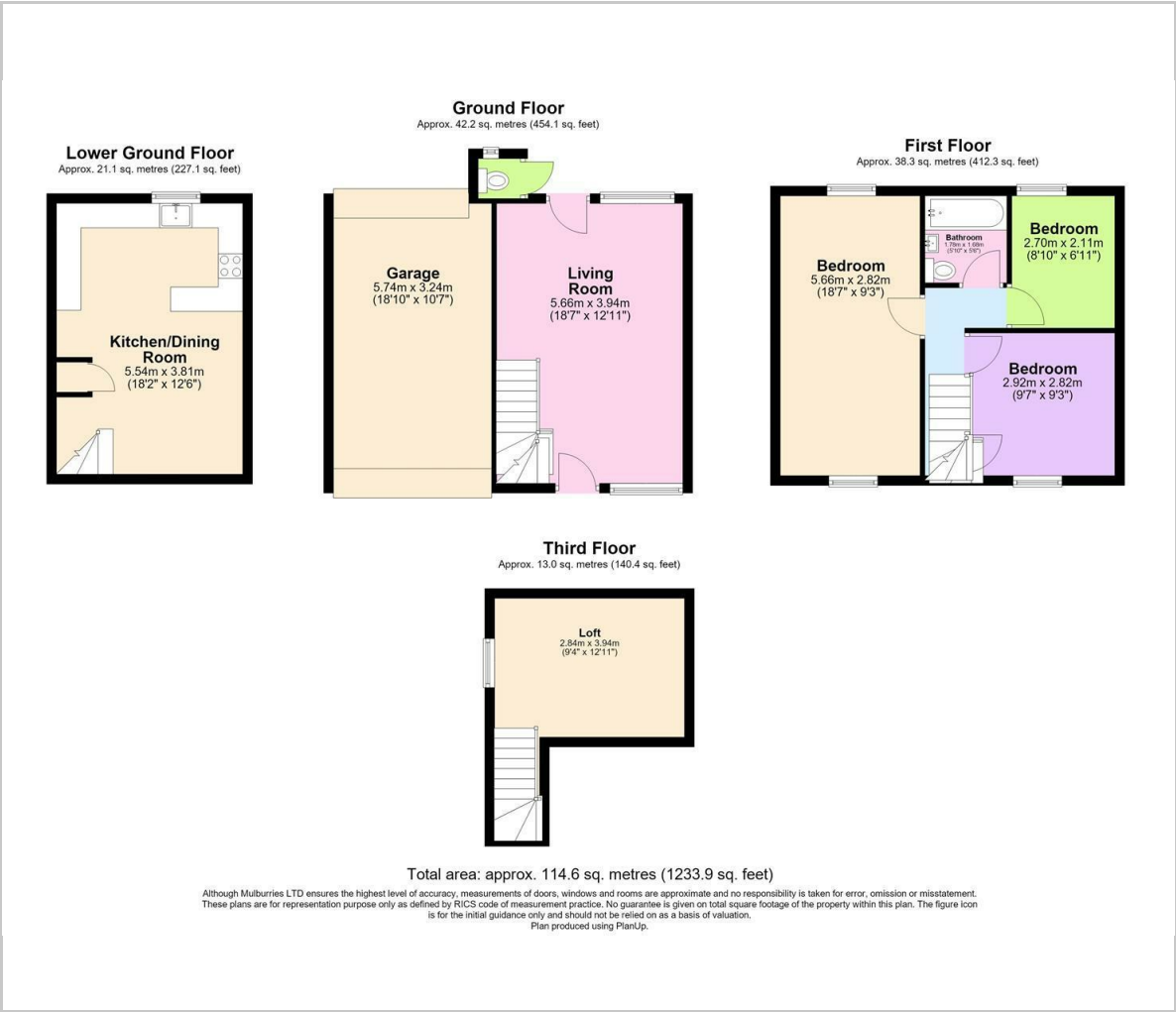


Outside, the rear garden offers a lovely space to unwind, with decking providing room for outdoor seating and dining, leading onto a lawn framed by established planting. Whether enjoying a morning coffee or hosting a summer gathering, it is an appealing extension of the home. The garage provides valuable storage alongside the accommodation.

Positioned in the heart of Boxmoor village, this characterful cottage offers a distinctive alternative to a conventional modern home. An internal viewing is recommended to appreciate its charm, space and individual layout.



Floor Plan

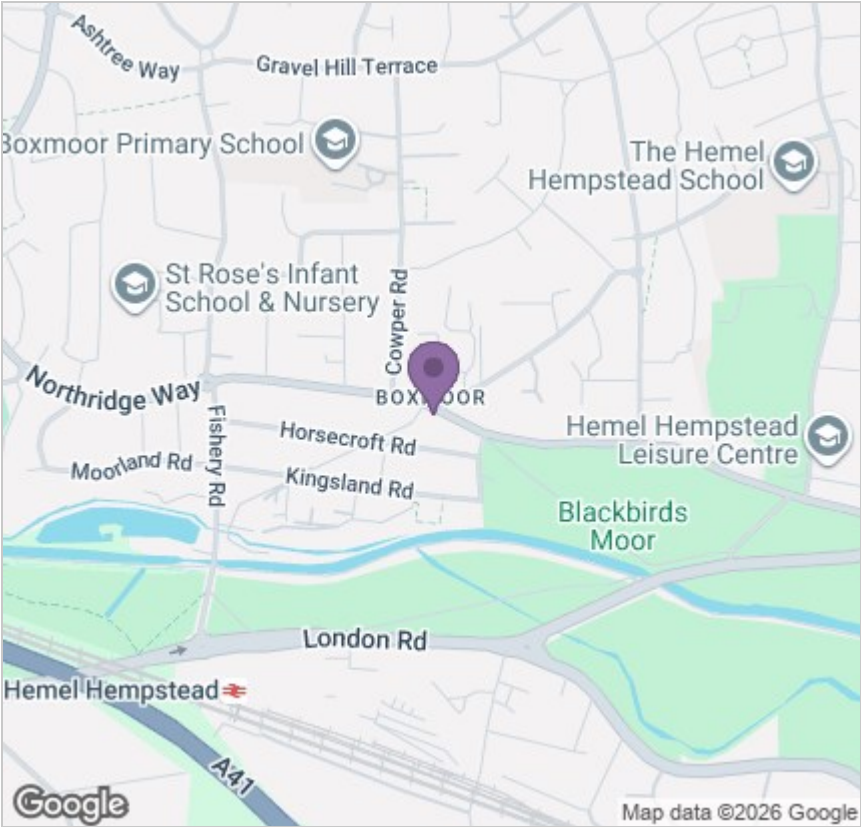


Viewing

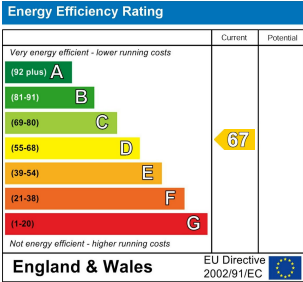
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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