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150 Anchor Lane

Boxmoor, Hemel Hempstead,
Hertfordshire. HP1 1NS

OIRO £325,000

Freehold



Refurbished and superbly presented 3 bedroom semi detached property with extended living accommodation. Delightful situation convenient for the 'village' centre, local schools, station and Moor. Lounge. Superbly refitted Kitchen/Dining room. Downstairs cloakroom. Luxury refitted first floor Bathroom. Double glazing. Gas heating to radiators. Landscaped garden. Off road parking.

NO UPPER CHAIN
VIEWING HIGHLY RECOMMENDED

150 Anchor Lane, Boxmoor, Hemel Hempstead, Herts HP1 1NS

Anchor Lane is located in a sought after residential area ideally located for the 'village' centre, local schools, station. Moor and Grand Union Canal. For the commuter access points for the M1 at Junction 8 and M25 at Junction 20 are just a short drive away. Hemel Hempstead station offers a fast and frequent service to London Euston and the shopping Malls at Riverside and The Marlowes provide good shopping facilities. The area also benefits from good sporting facilities.

Rock door with open glass.

ENTRANCE HALL

Stairs returning to first floor, newel post, banister with turned spindles under. Cloaks hanging space. High skirting. Double radiator. Hardwood flooring. Door to:-

CLOAKROOM

Refitted white suite comprising low level WC and wash hand basin with tiled splashbacks. Sealed unit double glazed window to side aspect. Radiator. Multi-paned double doors to:-

LOUNGE

Sealed unit double glazed leaded light bay window to front aspect. Feature fireplace with limestone mantle, hearth and surround with gas fire. High skirting. Coving. Karndean flooring. Double panel radiator. Double multi-glazed french doors opening to:-

KITCHEN/DINING ROOM

The property has been extended to provide a kitchen/dining room with wonderful vaulted ceiling with velux windows providing natural light.

Kitchen

Fitted with a range of base and eye level units with roll top work surfaces over, attractive tiled splashbacks and display cupboards with concealed strip lighting. Integrated dishwasher. Integrated washing machine and tumble dryer. Integrated fridge. Integrated freezer. Integrated wine rack. Recess for double oven with stainless steel extractor over. Larder unit housing boiler. 1½ bowl stainless steel sink unit with sealed unit double glazed window over to rear aspect. Hardwood flooring. Breakfast bar providing seating for 3/4 people. Recessed ceiling spotlights.

Dining Area

Radiator. High skirting. Karndean flooring. 2 velux skylights. 2 large sealed unit double glazed french doors opening out onto rear terrace.

FIRST FLOOR

LANDING

Loft access point. Loft is fully insulated with power and light. Sealed unit double glazed window to side aspect. Panel doors to:-

BEDROOM 1

Sealed unit double glazed leaded light bay window to front aspect. Double radiator. Coving.

BEDROOM 2

Sealed unit double glazed window to rear aspect. Radiator. Picture rail. Coving.

BEDROOM 3

Feature porthole window to front aspect. Radiator. Coving

BATHROOM

Superbly refitted with `p` shaped bath with fitted shower door. Wall mounted integrated chrome shower unit with power shower attachment and low level WC with concealed cistern. Vanity unit comprising wash hand basin and cupboards under. Limestone flooring and tiling to walls. Thermostatically controlled underfloor heating. Sealed unit double glazed window to rear aspect. Coving. Shaver point. Wall mounted extractor.

OUTSIDE

BRICK BLOCKED DRIVEWAY

Providing off road parking facilities.

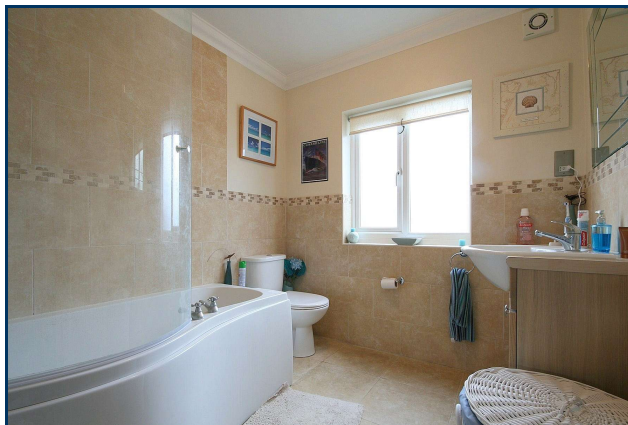
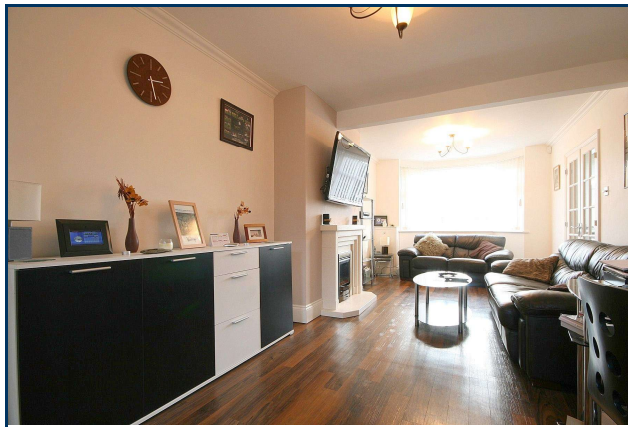
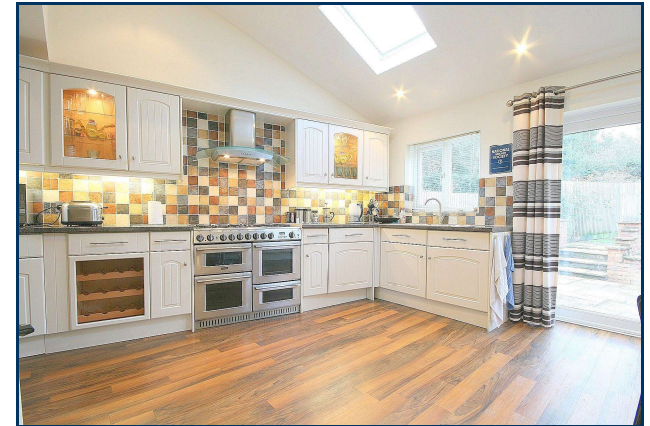
FRONT GARDEN

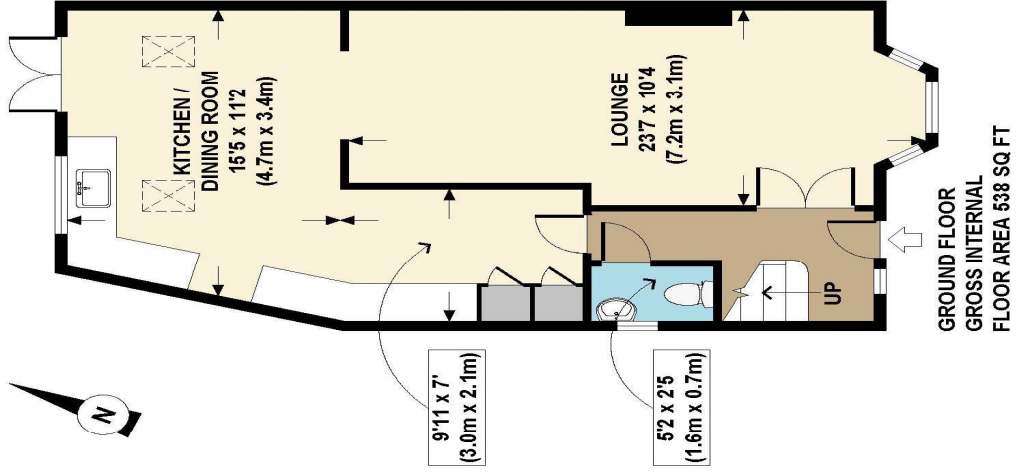
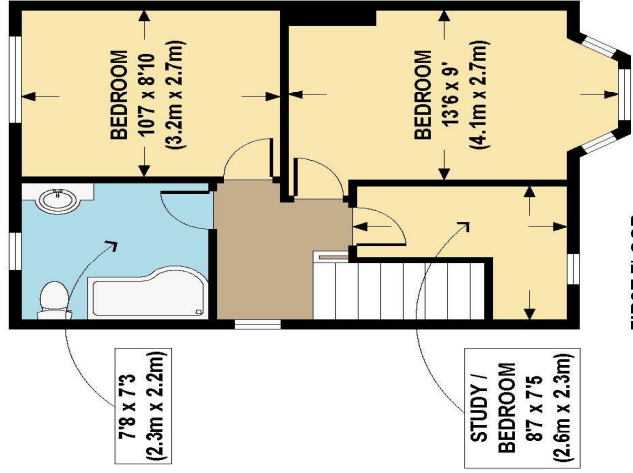
Attractively landscaped with blockwork driveway and step to front door. Retaining wall to side with gravelled area and shrub borders.

REAR GARDEN

Wonderful feature of the property being recently landscaped and offering a good degree of privacy. Attractively paved patio terrace with dwarf retaining wall and steps through onto further patio area. Pleasant level lawn with fenced boundaries and shrub borders. Garden shed to rear. External electric power socket. Gated side access.

H9372 - See floor plan for measurements





**APPROX. GROSS INTERNAL FLOOR AREA 914 SQ FT / 85 SQ M.
ANCHOR LANE, HP1 1NS**

DAVDBOX9410

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