



**Boxted Road, Hemel Hempstead, HP1 2QW**  
**Asking price £335,000**

**Sears & Co**  
estate & letting agents

A well presented three bedroom terraced property, situated in this popular position on Boxted Road, Warners End, HP1. Accommodation includes an entrance hallway, dual aspect living/dining room, kitchen, conservatory, downstairs family bathroom, principal bedroom with en suite shower room and two further bedrooms. Externally the property further benefits from driveway parking and a private rear garden. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### Front Door

### Entrance Hallway

Radiator. Stairs rising to the first floor landing. Access to the family bathroom, kitchen and living/dining room.

### Living/Dining Room

Two double glazed windows. Two radiators. Electric feature fireplace.

### Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with hob and extractor over. Space for a freestanding washing machine and dishwasher. One and a half bowl sink with drainer unit and mixer tap. Two storage cupboards. Radiator. Access to the conservatory.

### Conservatory

Double glazed door to the rear garden. Storage cupboard. Tiled flooring. Space for a freestanding fridge freezer.

### Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment over, wall mounted wash hand basin and a low level w/c. Partially tiled walls. Tile effect flooring. Radiator.

### First Floor Landing

Glazed internal window. Access to all bedrooms.

### Principal Bedroom

Double glazed window. Radiator. Storage cupboard. Access to the en suite shower room.

### En Suite Shower Room

Double glazed window. Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and a low level w/c. Chrome heated towel rail. Partially tiled walls. Tiled flooring.

### Bedroom

Double glazed window. Radiator.

### Bedroom

Double glazed window. Radiator. Internal glazed window.

### To The Front

An area of driveway parking laid with block paving. Outside tap.

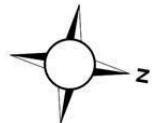
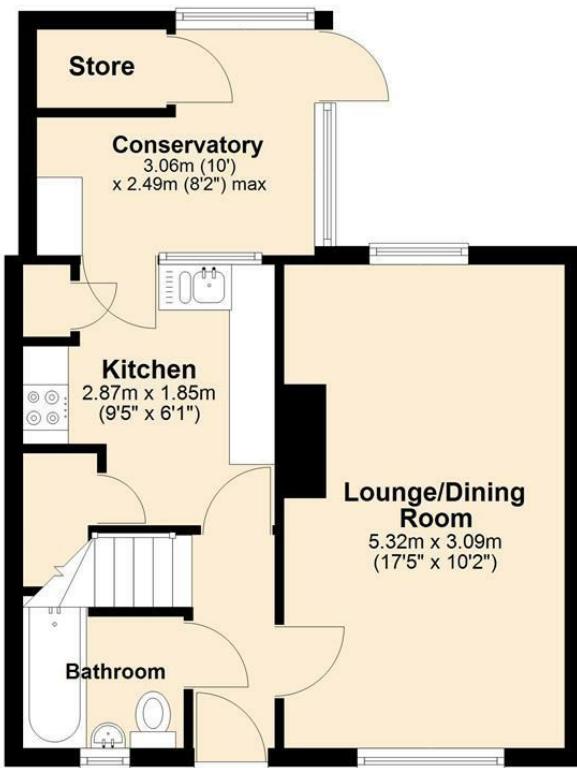
### To The Rear

A private rear garden laid with patio. Enclosed by a mixture of timber panel fencing and part walled. Brick built store cupboard. Outside light.



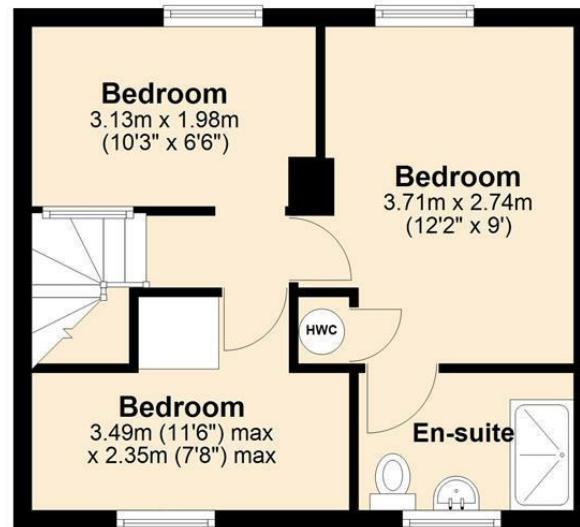
## Ground Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



## First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



Total area: approx. 71.3 sq. metres (767.9 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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