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132 Anchor Lane

Boxmoor, Hemel Hempstead,
Hertfordshire. HP1 1NS

Price £315,000

Freehold



Well presented and spacious 2 or 3 bedroom semi detached character home with large extended living accommodation.

Delightful situation convenient for the 'village' centre and mainline railway station.

2 double bedrooms. Nursery/Study.

First floor bathroom. Lounge with feature fireplace. Separate Dining Room. Family Room. Fitted Kitchen. Utility Area. Downstairs Shower Room. Underfloor heating/gas heating to radiators. Double Glazing.

Double width Driveway.

Rear Garden.

132 Anchor Lane, Boxmoor, Hemel Hempstead, Herts. HP1 1NS

Anchor Lane is a side road in this sought after residential area conveniently located for the 'village' centre, the Grand Union Canal easy access to the town Centre with its extensive shopping facilities. For the commuter the mainline railway station provides a fast and frequent service to London Euston and access to the M1, M25 motorways are just a short drive away.

Panelled double glazed front door to:-

ENTRANCE PORCH

Double glazed casement window to side aspect. Radiator. Cloaks area. Part glazed door to:-

ENTRANCE HALL

Radiator. Stairs to first floor. Storage cupboard housing gas boiler.

LOUNGE

Double glazed bay casement window to front aspect. Feature marble fireplace with matching hearth, ornamental wooden surround and mantle and fitted coals burning real flame effect gas fire. Radiator. Recessed ceiling lighting. Coving.

DINING ROOM

Radiator. Coving. French doors to Family Room.

FAMILY ROOM

Double glazed bay casement window to rear aspect. Double glazed UPVC doors to side aspect and opening to rear garden. Coving. Underfloor heating.

KITCHEN

Fitted with a single bowl single drainer sink unit and a range of matching wall and floor mounted units comprising both cupboards and drawers and with the benefit of co-ordinated cornices, pelmets and plinths. Colour co-ordinated roll top work surfaces and part tiled walls. Integrated hob with concealed extractor hood over. Integrated oven and

grill. Space and plumbing for dishwasher. Tiled floor with underfloor heating. Double glazed casement window to side aspect.

UTILITY AREA

Double glazed door opening to garden. Tiled floor with underfloor heating. Space and plumbing for washing machine and tumble drier. Large storage cupboard. Recessed ceiling lighting.

SHOWER ROOM

3 piece white suite with chrome fittings comprising shower cubicle with power shower. Inset wash hand basin. Low level WC. Chrome heated towel rail. Tiled floor with underfloor heating. Tiled walls. Double glazed casement window to side aspect. Extractor fan.

FIRST FLOOR

LANDING

Double glazed casement window to side aspect. Access to boarded loft space with light.

BEDROOM 1.

Double glazed bay window to front aspect. Radiator. Coving. Range of built in wardrobes offering excellent storage.

BEDROOM 2.

Double glazed casement window to rear aspect. Radiator. Range of built in units offering excellent storage. Coving.

BEDROOM 3./STUDY/NURSERY

Double glazed casement window to front aspect. Radiator. Coving.

BATHROOM

3 piece suite comprising panelled bath with mixer tap and shower attachment. Vanity unit with inset wash hand basin, matching cupboards under and matching surround and low level WC. Part tiled walls. Radiator. Double glazed casement window to rear aspect. Coving.

OUTSIDE

DOUBLE WIDTH DRIVEWAY

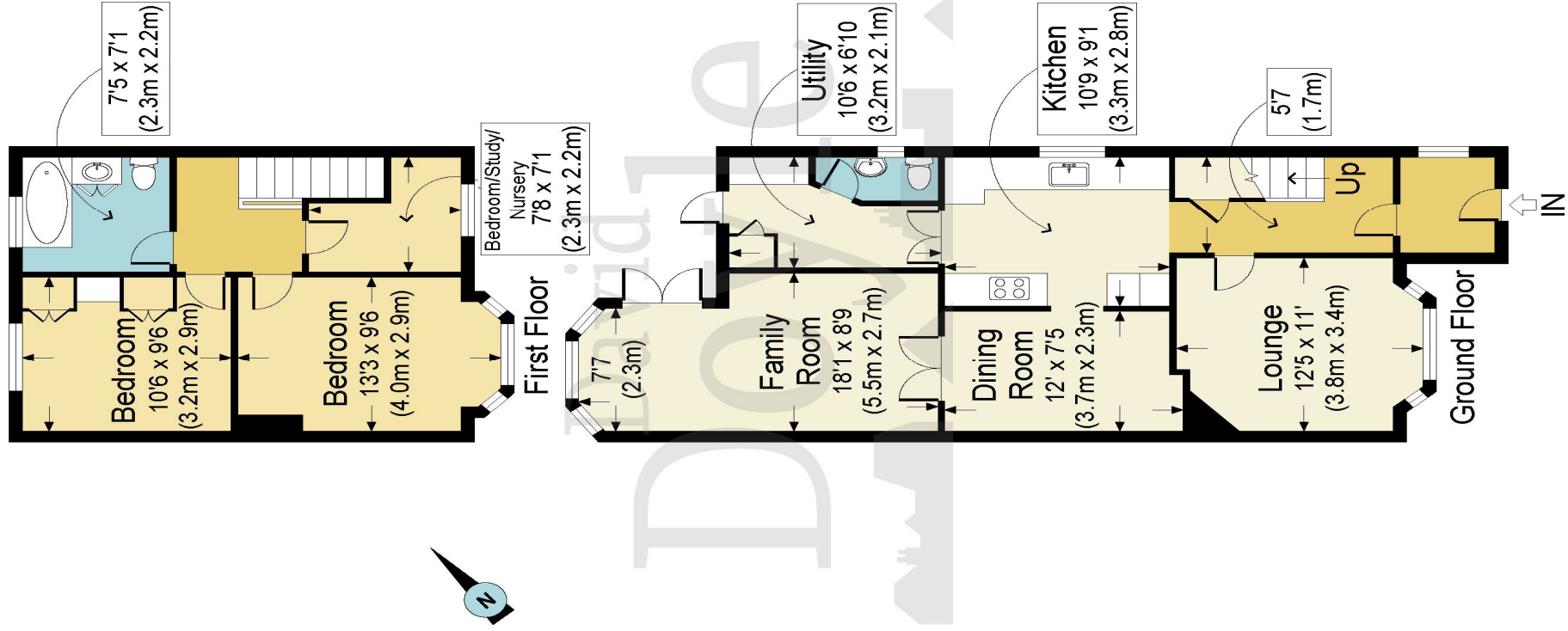
Brick paved and offering extensive off road parking facilities. Dwarf brick retaining wall to the properties` front curtilage. Gated side access to:-

REAR GARDEN

An attractive feature of the property being around 65` in length and pleasantly arranged with a patio and large lawned area with variegated and established herbaceous borders. 2 garden sheds. Outside tap. Fenced boundaries.

H9291 – see floor plan for measurements





ANCHOR LANE, HP1 1NS

APPROX. GROSS INTERNAL FLOOR AREA 1045 SQ FT / 97 SQ M.

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