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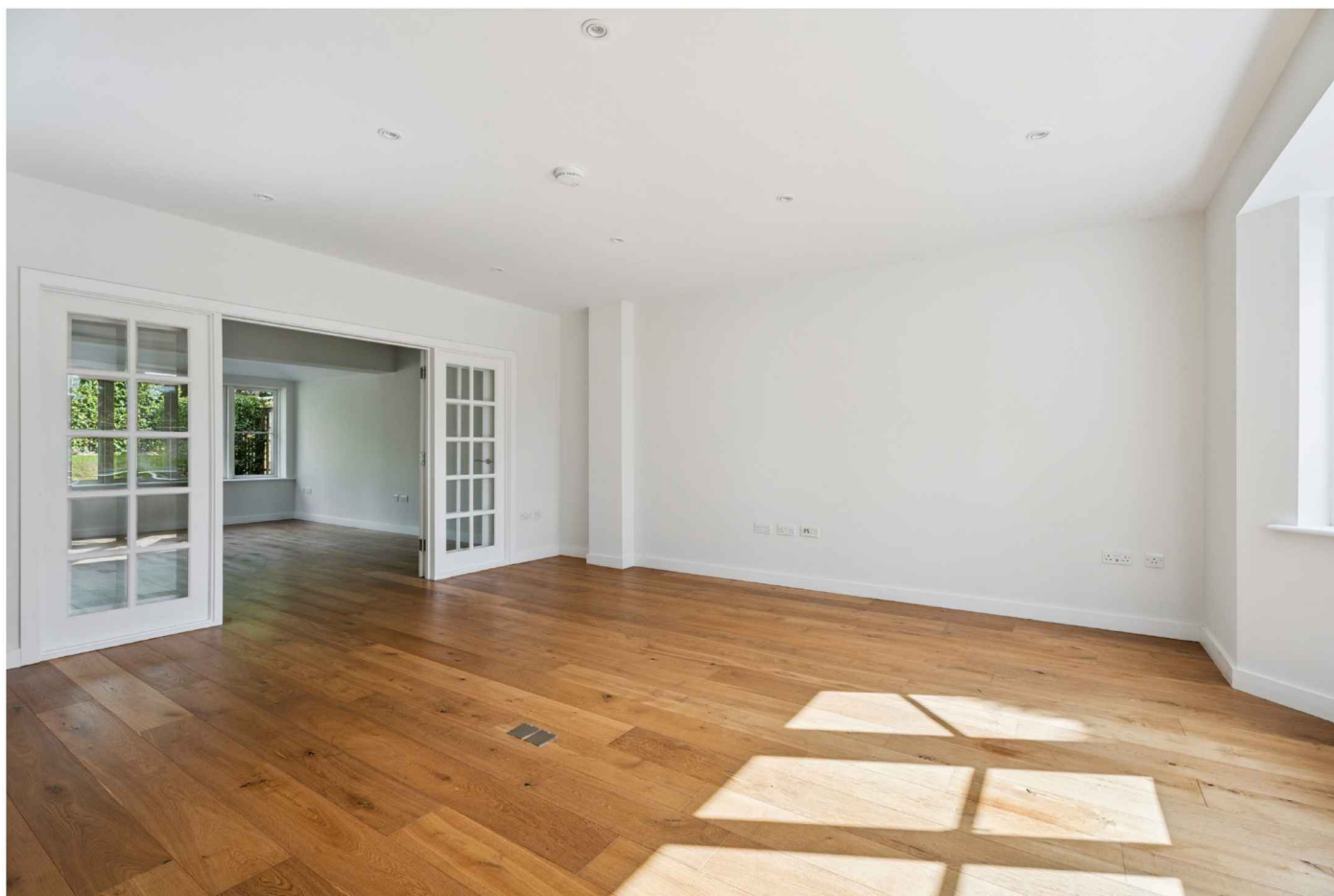
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## 16 St Mary's Place, Green End Road, Boxmoor, HP1 1GG

A superb two / three bedroom house set within an exclusive over-55s development in the picturesque village of Boxmoor.

- Stunning new two / three bedroom house
- Large living room full of natural light
- Superb open plan kitchen / dining / sun room
- Two well appointed bedrooms with stylish ensembles
- Spacious landing and laundry cupboard
- Garage and visitors parking
- Boarded loft space and attractive private garden
- Immaculate landscaped communal gardens
- Lease: 150 yrs from 2020 / Service charge: £3,318.86
- Short walk to station, village shops and canal-side walks

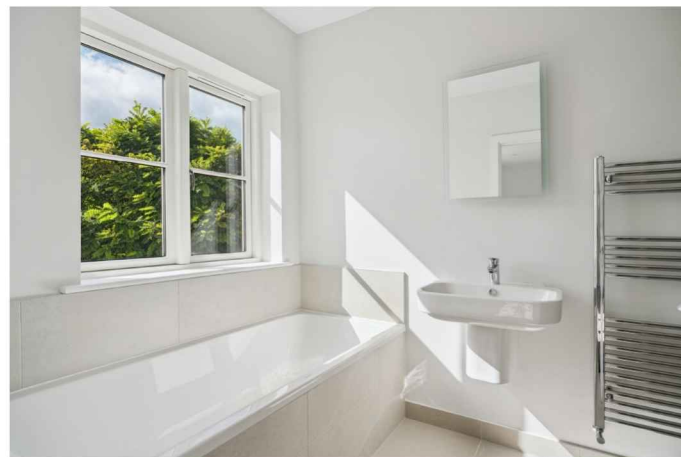
A beautifully appointed and well-proportioned, new two / three bedroom house, set within an exclusive over-55s retirement development in the sought-after Hertfordshire village of Boxmoor. This stylish home has been thoughtfully designed with high-quality finishes and bright, spacious interiors. The ground floor features an open-plan kitchen/dining/sun room with garden access, a generous living room with bay window overlooking the communal gardens, a welcoming entrance hall, and a cloakroom. Upstairs, the large landing—ideal as a study area—leads to two double bedrooms, both with fitted wardrobes and modern en suite bathrooms. Outside, the private rear garden offers a patio, lawn, and mature borders. Residents also enjoy immaculately maintained communal gardens, a private garage providing parking, additional visitors' spaces, and the convenience of an on-site estate manager based at the central estate office.



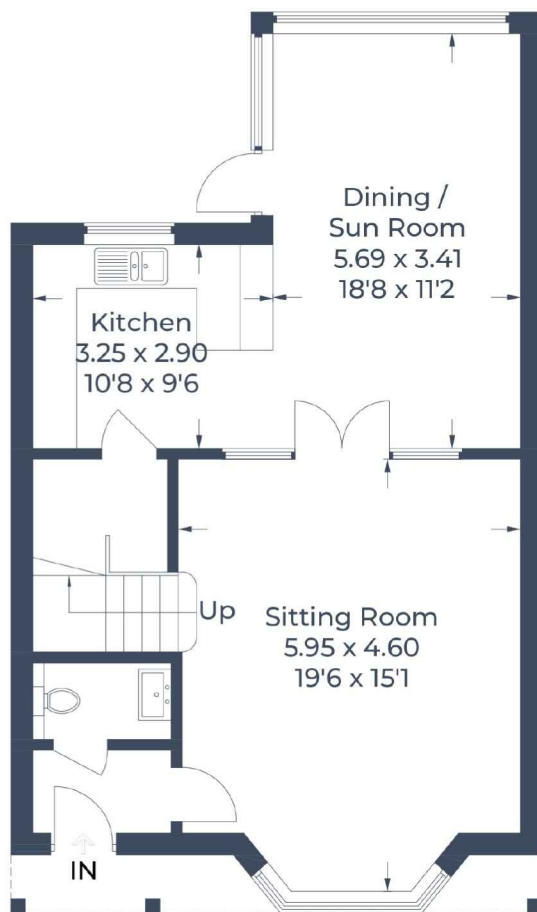


Boxmoor is a picturesque Hertfordshire village. With a charming village feel and a strong sense of community. Boxmoor benefits from the Box Moor Trust's extensive open spaces, meadowland, the River Bulbourne and canal side walks. It offers excellent transport links, including Hemel Hempstead railway station with frequent fast rail services to London (approximately 30 minutes), and easy access to the A41 and the M1 / M25 motorways.

Tenure: Leasehold | EPC Rating: B | Council Tax Band: F



Approximate Gross Internal Area  
Ground Floor = 66.2 sq m / 712 sq ft  
First Floor = 59.6 sq m / 641 sq ft  
Garage = 14.5 sq m / 156 sq ft  
Total = 140.3 sq m / 1,509 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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