

**£365,000**

Situated in the highly sought-after Boxmoor area of Hemel Hempstead, this well-presented two-bedroom terraced home offers well-balanced accommodation throughout. The ground floor comprises a living room, dining room, and a separate kitchen, while the first-floor features two bedrooms and a family bathroom. The property benefits from the replacement of UPVC windows and doors, along with a replaced roof. Further benefits include a private rear garden. Conveniently located close to a range of local amenities, schools, and transport links.

# Property Description

## Entrance Porch

Door to living room.

## Lounge

Double glazed window to front, radiator, opening to dining room.

## Dining Room

Storage cupboard, two radiators, stairs rising to first floor, opening to kitchen.

## Kitchen

Range of floor and wall mounted units, stainless steel sink with drainer, integrated fridge freezer, built in oven, gas hob with extractor fan over, space for washing machine, wall mounted Bosch gas boiler, double glazed window to rear garden, door to garden.

## Landing

Doors to bedroom 1, door to bedroom 2, door to bathroom, access to loft via pull down ladder.

## Bedroom 1

Double glazed window to front, radiator.

## Bedroom 2

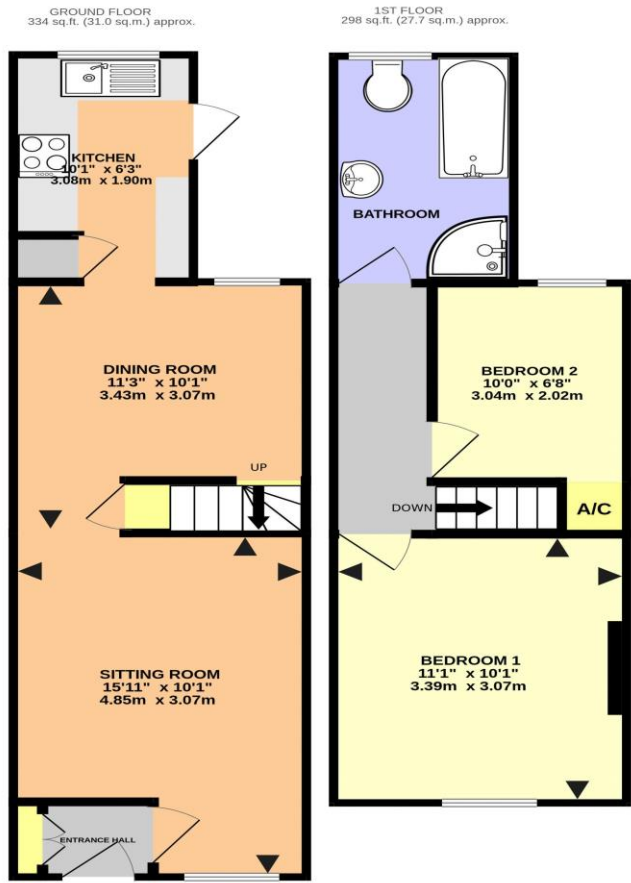
Double glazed window to rear, radiator, hot water cylinder.

## Bathroom

WC, panel bath, shower cubicle, pedestal hand wash basin, shaver point, frosted double glazed window to rear.

## Rear Garden

Patio area, mature shrub beds.



PULLER ROAD, HEMEL HEMPSTEAD HP1 1QL (PRODUCED FOR MICHAEL ANTHONY)  
 TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.  
 No accuracy to this image, text or measurements is guaranteed  
 Made with Metroplex ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents