



Princes Court, Hemel Hempstead

Guide Price £450,000

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& holt





Princes Court

Hemel Hempstead

We are delighted to introduce this beautifully presented two-bedroom end of terrace home, ideally situated within the highly sought-after Boxmoor area. Perfectly positioned on a private road within a modern development, this property offers an inviting blend of contemporary style and practical living.

The accommodation itself is spacious and thoughtfully arranged, featuring a welcoming entrance hall that leads to a bright and airy living room, complemented by tasteful décor and plenty of natural light. The modern kitchen is fitted with sleek units and integrated appliances, providing a stylish and functional space for cooking and entertaining, while the addition of a downstairs WC adds further convenience for guests and family alike. Upstairs, you will find two generously sized bedrooms, both finished to a high standard and offering ample storage options, alongside a modern family bathroom with quality fixtures and fittings.

The property is freehold, ensuring complete peace of mind for the new owners. Further benefits include two allocated parking spaces, a rare and valuable feature in this popular location. Residents will appreciate being just 0.4 miles from Hemel Hempstead Station, making this an excellent choice for commuters, as well as being within easy reach of local shops, cafés and well-regarded schools.

Viewing is highly recommended to fully appreciate the comfort, style and convenience this superb home has to offer.





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'Boxmoor Village' has a range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The Hemel Hempstead mainline railway station offers an excellent service to London Euston (26 mins).

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Two Bedroom End of Terrace
- Sought After Boxmoor Location
- Modern Development
- Two Allocated Parking Spaces
- Modern Kitchen and Bathroom
- Freehold
- Well Presented Throughout
- Downstairs WC
- Near to Hemel Hempstead Station (approx. 0.4 miles)
- Private Road



General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

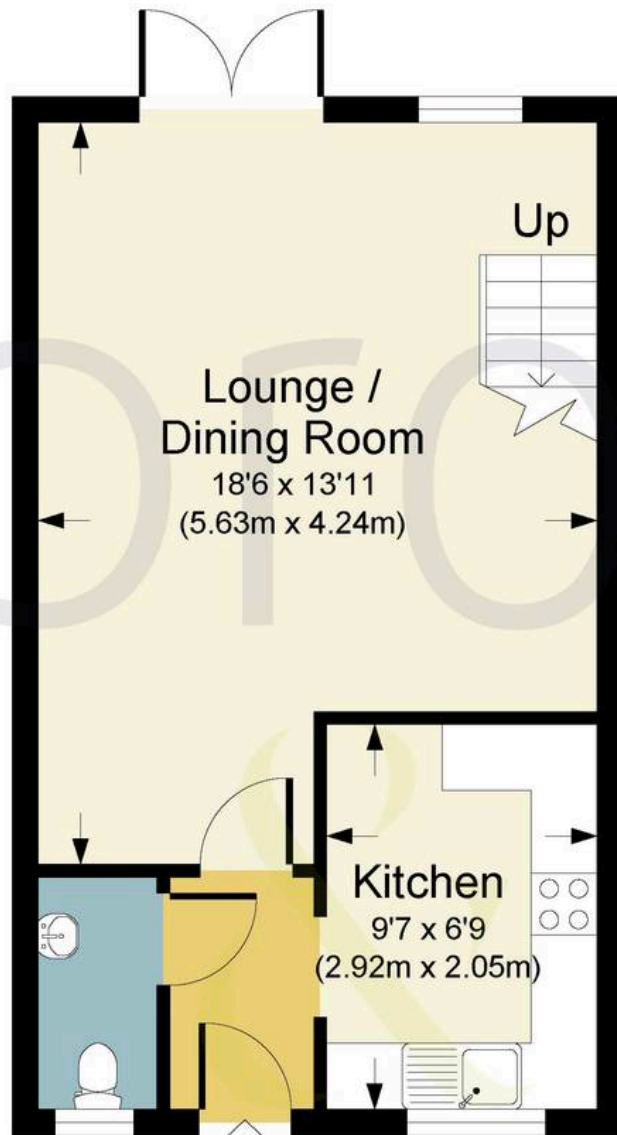
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

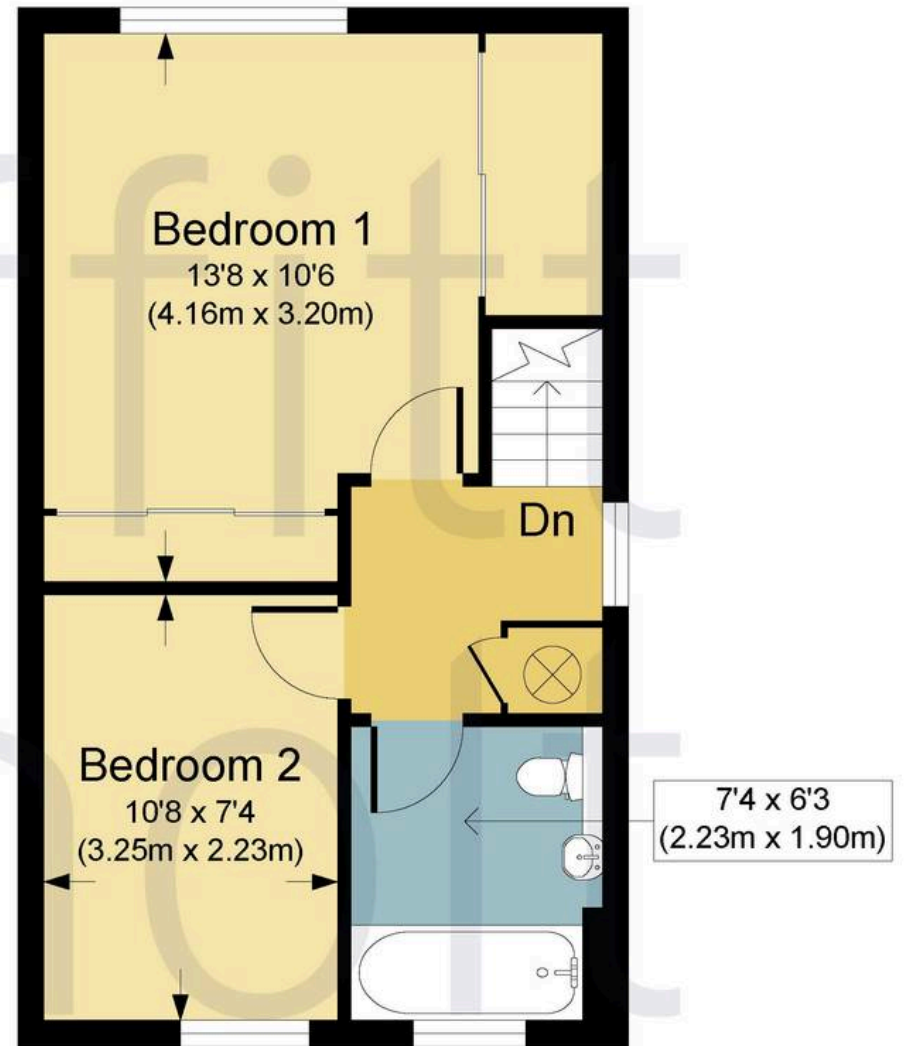
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







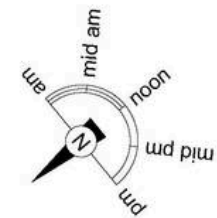
Ground Floor



First Floor

PRINCES COURT, HP3

APPROX. GROSS INTERNAL FLOOR AREA 683.72 SQ FT / 63.52 SQ M
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