



Boxmoor/ Hemel Hempstead / Berkhamsted / Tring

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107 Anchor Lane, Boxmoor

Hemel Hempstead,
Herts. HP1 1NS

Price £350,000

Freehold



Spacious and attractive 3 double bedroom semi detached residence with private `well set back` situation convenient for the `village` centre.

Refitted first floor Shower Room.

Gas Heating to Radiators. Double Glazing.

Attractive Gardens. Garage.

NO UPPER CHAIN



STORM PORCH

With outside light and part glazed front door to

ENTRANCE HALL

Fitted cloaks/storage cupboard. Coving. Radiator. Understairs storage cupboard. Stairs to first floor.

LOUNGE 24'2 (7.37m) x 12'0 (3.66m)

Fireplace feature with slate hearth and fitted coals burning real flame effect gas fire. Radiator. Coving. Double glazed patio doors opening to patio and rear garden. Archway to

DINING ROOM 10'10 (3.3m) x 10'0 (3.05m)

Double glazed patio doors opening to patio and rear garden. Radiator. Coving.

KITCHEN/BREAKFAST ROOM 19'5 (5.92m) x 7'11 (2.41m)

Refitted with a 1½ 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 matching cornices and decorative glazed display cupboard. Colour co-ordinated roll top work surfaces and matching breakfast bar. Colour co-ordinated part tiled walls. Built in gas hob with concealed extractor hood over. Built in oven and grill. Space and plumbing for dishwasher. Radiator. Recessed ceiling lighting. Coving. Dual aspect room with two double glazed casement windows to front aspect and double glazed picture window to side aspect.

SIDE LOBBY/UTILITY AREA

Shelved storage area. Radiator. Multi-glazed door to rear garden. Door to

CLOAKROOM

Low level WC. Coving. Double glazed picture window to side aspect.

FIRST FLOOR

LANDING

Double glazed casement window to front aspect. Coving. Access to loft space.

BEDROOM 1. 12'3 (3.73m) + wardrobe recess x 10'5 (3.18m)

Double glazed casement window to rear aspect. Radiator. Double built in wardrobe. Range of matching fitted bedroom furniture including fitted wardrobes and overhead cupboards. Coving. Recessed ceiling lighting.

BEDROOM 2. 12'0 (3.66m) x 10'0 (3.05m)

Dual aspect room with double glazed casement windows to rear and side aspects. Radiator. Airing cupboard. Coving. Recessed ceiling lighting.

BEDROOM 3. 15'6 (4.72m) x 8'10 (2.69m)

Dual aspect room with double glazed casement windows to front and side aspects. Radiator. Coving.

SHOWER ROOM

Refitted in white with chrome fittings and comprising double width fully tiled shower cubicle with fitted shower unit, vanity unit with inset wash hand basin, maple fitted cupboards under and adjacent roll top work surfaces and low level WC with concealed cistern. Colour co-ordinated fully tiled walls with decorative border and feature tiling. Radiator. Coving. double glazed casement window to side aspect.

OUTSIDE

DETACHED GARAGE

With metal up and over door.

DRIVEWAY

Of particularly good size and providing extraordinarily extensive off road parking facilities.

FRONT GARDEN

Of especially good size and pleasantly private being screened by hedging to the property's front curtilage. The garden is mainly laid to lawn with herbaceous borders. Gated side access to

REAR GARDEN

Of good size and arranged with a paved patio and area laid to lawn with variegated and established herbaceous borders. Brick built barbecue. Storage shed. Fenced boundaries.

H7877

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
51	71
England & Wales	
EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
54	66
England & Wales	
EU Directive 2002/91/EC	

