





**Offers Over
£700,000**

Located in the popular Boxmoor area of Hemel Hempstead, this well-presented three-storey five-bedroom family home offers spacious and flexible accommodation throughout. The area is well regarded for its local amenities, green spaces and convenient transport links. The ground floor includes an entrance hallway, living room, WC and an open-plan kitchen/breakfast room with plenty of space for dining and entertaining. The first floor has four bedrooms, including one with an en-suite, as well as a family bathroom. The top floor is dedicated to the main

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Built in storage cupboard, radiator, stairs to first floor, understairs storage cupboard, doors to lounge, kitchen/diner and cloakroom.

CLOAKROOM

Low level w.c., wash hand basin with storage, radiator.

LOUNGE

Double glazed window to front aspect. Radiator, spotlights.

KITCHEN/DINER

Double glazed window to rear aspect, bi-fold doors to rear. Range of wall mounted and floor standing units with work surface over, breakfast bar, walk in larder, sink with drainer, two integrated electric ovens, integrated hob with extractor fan over, integrated washing machine, dishwasher and fridge/freezer, wine cooler, spotlights, radiator, herringbone floor.

LANDING

Build in storage housing Mega flow tank, doors to bedrooms and bathrooms, stairs to second floor.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, door to en-suite.

EN-SUITE

Wash hand basin, walk in shower, low level w.c., towel radiator, tiled floor, extractor fan, shaving point, spotlights.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect.

BEDROOM FIVE

Double glazed window to front aspect. Radiator, spotlights.

BATHROOM

Tiled bath with hand held shower, fully tiled walls and floor, low level w.c., walk in shower, wash hand basin, towel radiator, spotlights.

SECOND FLOOR

Door to bedroom.

BEDROOM ONE

Two skylight windows. Built in wardrobe, two radiators, three built in storage cupboards, spotlights, door to en-suite.

EN-SUITE

Skylight window. Walk in shower, wash hand basin, low level w.c., part tiled walls, towel radiator, shaver point, tiled floor, spotlights.

OUTSIDE

PARKING

Two allocated parking spaces.

REAR GARDEN

Artificial lawn area and new decking throughout, decking seating areas, alley way with gated access to front. outside power and tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	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