



Anchor Lane Hemel Hempstead HP1 1TY

for sale offers in excess of
£475,000



Property Description

Situated on the ever-popular Anchor Lane in Boxmoor, Connells are delighted to present this beautifully presented three-bedroom semi-detached family home with further potential to extend to the rear and into the loft (STPP). Perfectly positioned in one of Hemel Hempstead's most sought-after residential areas, the property combines charm, space, and convenience.

Internally, the home offers well-proportioned and versatile living accommodation, thoughtfully arranged to suit modern lifestyles. The property has been tastefully extended, creating additional living space while maintaining a practical and comfortable layout throughout. With three generous bedrooms and bright, inviting reception areas, the home is presented in excellent decorative order, allowing any new owner to move straight in with ease.

Externally, the property continues to impress with a good-sized rear garden, perfect for outdoor entertaining, gardening, or family enjoyment, alongside off-street parking to the front. Its prime location provides easy access to highly regarded schools, including Hemel Hempstead School, as well as local amenities, transport links, and green spaces, ensuring a superb balance of lifestyle and convenience.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the

fee cannot be refunded, even if the property purchase does not go ahead.

Front Garden

Driveway with dropped kerb.

Entrance Hall

Storage and radiator.

Lounge

Through lounge opening to dining area, featuring a double glazed bay window with bespoke shutters and built-in shelving to the alcoves.

Dining Room

Radiator and doors to conservatory.

Kitchen

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven, space for washing machine and three double glazed windows.

Bedroom 1

Double glazed bay window with bespoke shutters, fitted wardrobes and radiator.

Bedroom 2

Double glazed window and radiator

Bedroom 3

Window and radiator.

Bathroom

Fully tiled, double glazed window, bath tub, w/c wash hand basin and heated towel rail.

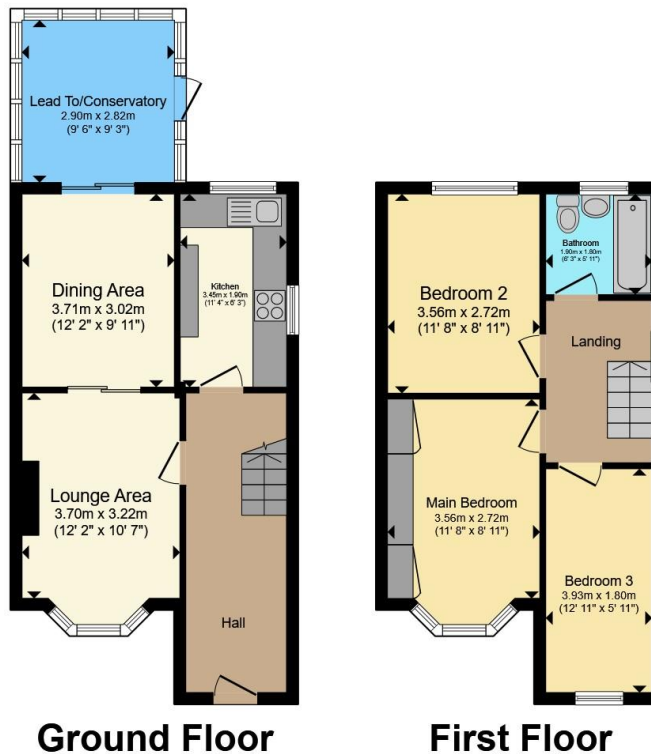
Rear Garden

Patio area with path leading to manicured lawn.









Total floor area 84.0 m² (905 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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