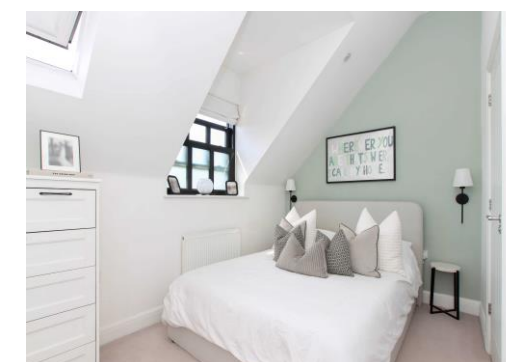
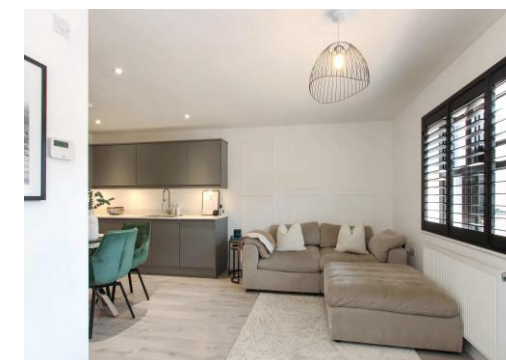






£385,000

Situated in the highly sought-after Bulbourne Mews development in the heart of Boxmoor, this beautifully presented three-bedroom family home has been finished to an exceptional standard throughout and is ready to move straight into. The property offers stylish and contemporary living, featuring a stunning refitted kitchen with high-quality units and integrated appliances, a spacious and welcoming living/dining room, and the added convenience of a downstairs WC. Upstairs, there are three well-proportioned bedrooms, including a superb principal bedroom with a modern en-suite shower room, alongside a stylish family bathroom. Externally, the property benefits from two allocated parking spaces and enjoys a prime location close to Boxmoor village, excellent schools, local amenities, beautiful canal-side walks, and Hemel Hempstead mainline station, providing fast links into London Euston.

Property Description

Lounge

Double glazed window to front aspect, radiators, opening to kitchen/diner, shutter blinds, Stairs leading to first floor.

Kitchen/Diner

Spotlights, stainless steel sink, range of floor and wall mounted cupboards, integrated fridge and freezer, integrated microwave, integrated dish washer, integrated, washing machine, electric oven, electric hob with extractor fan over.

Downstairs W.C

WC, hand wash basin, radiator, spotlights.

Landing

Radiator, doors to all bedrooms and bathroom, storage cupboard housing combination boiler.

Bedroom 1

Double glazed window to front aspect, built in wardrobes, spotlights, radiator.

Bedroom 2

Spotlights, double glazed window to front aspect, radiator, built in storage cupboard.

Bedroom 3

Built in wardrobes with space for vanity unit, double glazed window to rear aspect, radiator, spotlights.

Bathroom

Wall mounted hand wash basin with a built in drawer for storage, panel bath with shower over, part tiled walls, heated towel rail, W.C, spotlights.

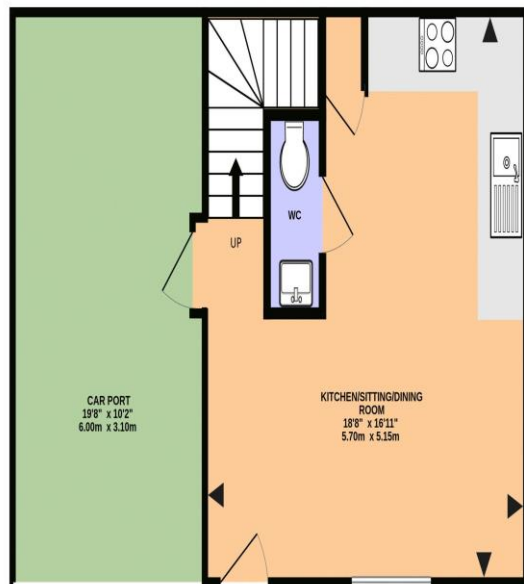
En-suite

Shower cubicle, W.C, hand wash basin, heated towel rail, spotlights.

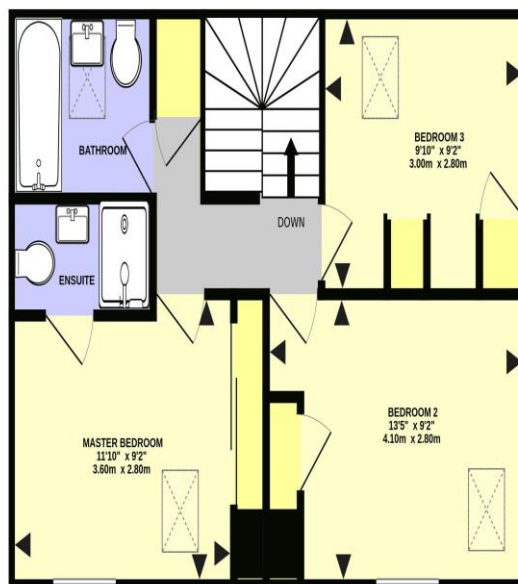
Parking

Car port and allocated parking space.

GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



BULBOURNE MEWS, HEMEL HEMPSTEAD HP1 1QD (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

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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

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