





**£515,000**

A three bedroom terraced house situated in the sought-after Boxmoor area of Hemel Hempstead. The ground floor comprises a living room, kitchen, study, utility room and conservatory, offering flexible living space. Upstairs the property has three bedrooms and a family bathroom. Outside, the house benefits from driveway parking and a private rear garden. The property is well positioned for local amenities, schools and transport links, including Hemel Hempstead train station.

# Property Description

## Entrance Porch

Door to entrance hall

## Entrance Hall

Door to utility, door to kitchen, door to living room, door to study, storage cupboard, radiator.

## Lounge

Door to conservatory, double glazed window to rear, radiator.

## Conservatory

Double glazed window to rear garden, radiator.

## Kitchen

Double glazed window to front, space for washing machine, space for dishwasher, built in microwave, built in oven, electric hob with extractor fan over, storage cupboard, range of floor and wall mounted units, 1 1/2 bowl sink with drainer.

## Utility room

Space for fridge freezer, space for dryer

## Landing

Doors to all bedrooms and bathroom, storage cupboard, access to loft.

## Bedroom 1

Double glazed window to rear, radiator.

## Bedroom 2

Double glazed window to front, radiator.

## Bedroom 3

Double glazed window to rear, radiator, storage cupboard.

## Bathroom

Frosted double glazed window to front, heated towel rail, WC, panel bath, shower cubicle, pedestal hand wash basin.

## Front garden

Driveway, storage cupboard housing boiler.

## Rear Garden

Mainly laid to lawn with patio area, timber storage shed.

## Council Tax Band D



VICARAGE ROAD, HEMEL HEMPSTEAD HP1 1JN (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) approx.

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33 Marlowes Hemel Hempstead Herts HP1 1LA  
01442 260025 | hemel@maea.co.uk