David Doyle

Boxmoor/ Hemel Hempstead / Berkhamsted / Tring

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# 154 Anchor Lane, Boxmoor

Hemel Hempstead,
Herts. HP1 1NS

## Price £249,950

Freehold

Luxuriously refurbished and superbly presented 2 double bedroom semi detached home with delightful situation convenient for the `village` centre and station.
Many period features. Refitted first floor Bathroom.
19'0 Lounge. Separate Dining Room.
15'9 luxury refitted Kitchen. Downstairs Cloakroom.
Double Glazing. Gas Heating to Radiators.
Garden. Garage

**VIEWING HIGHLY RECOMMENDED**

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### STORM PORCH
With panelled oak front door with decorative leaded light and stained glass inserts to

### ENTRANCE HALL
Decorative window to front aspect with leaded light and stained glass inserts. Radiator. Stripped and varnished old pine flooring. Pine skirting boards and picture rail. Coving. Stairs to first floor with turned balustrading. Understairs cupboard.

### CLOAKROOM
2 piece suite in white with period style chrome fittings and comprising low level WC and vanity unit with inset wash hand basin and cupboard under. Tiled splashback. Radiator. Stripped and varnished old pine floor. Double glazed casement window to side aspect.

### LOUNGE 19`0 (5.79m) x 9`3 (2.82m)
Double glazed French doors with matching side panels to rear aspect. Radiator. Pine skirting boards. Coving. Gas point.

### DINING ROOM 11`3 (3.43m) Max x 10`6 (3.2m)
Double glazed bay casement window to front aspect. Radiator. Pine skirting boards and picture rail. Coving.

### KITCHEN/BREAKFAST ROOM 15`9 (4.8m) x 7`0 (2.13m)
Recently refitted with a 1½ bowl single drainer stainless steel sink unit with mixer tap and an extensive range of matching wall and floor mounted units comprising both cupboards and drawers and with the benefit of concealed lighting and matching cornices, pelmets and plinths. Matching ornate cooker hood canopy, decoratively glazed cupboard, pan drawer, decorative pilasters and wine rack. Built in hob with concealed extractor hood over. Built in oven and grill. Integrated fridge/freezer with matching front. Fitted automatic washing machine behind matching front. Gas boiler concealed behind matching front. Colour co-ordinated roll top work surfaces and ómarbleô part tiled walls. Tiled floor. Radiator. Dual aspect room with double glazed casement windows to rear and side aspects. Chrome recessed ceiling lighting. Panelled part glazed stable door to rear garden.

## FIRST FLOOR

### LANDING
Stripped and varnished old pine floor. Pine skirting board and picture rail. Coving. Double glazed casement window to side aspect. Access to loft space with light.

### MASTER BEDROOM 13`9 (4.19m) x 13`6 (4.11m) max. into bay
Double glazed bay casement window to front aspect. Stripped and varnished old pine floor. Pine skirting boards and picture rail. Radiator. Built in cupboard and with feature porthole style window to front aspect.

### BEDROOM 2. 10`8 (3.25m) x 8`9 (2.67m)
Double glazed casement window to rear aspect. Radiator. Stripped and varnished old pine floor. Pine skirting boards and picture rail. Coving. Small airing cupboard.

### BATHROOM
Recently refitted in white with period style chrome fittings and comprising panelled bath with Victoriana style shower unit over and fitted shower screen. Pedestal wash hand basin and low level WC. Victoriana style chrome heated towel rail with integrated radiator. Colour co-ordinated part tiled walls. Stripped and varnished pine floor. Pine skirting boards. Coving. Chrome recessed ceiling lighting. Double glazed casement window to rear aspect.

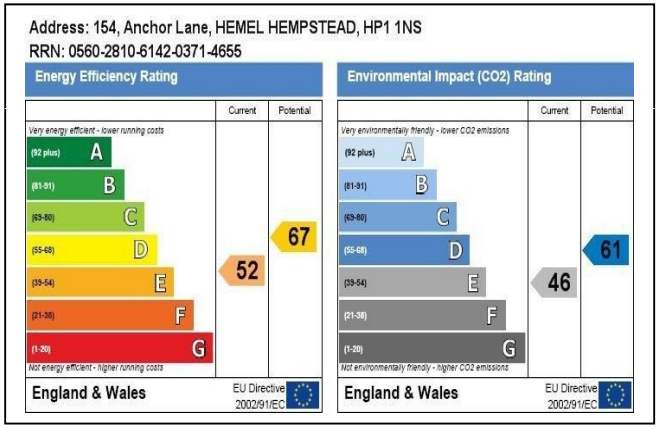
## OUTSIDE

### GARAGE

### REAR GARDEN
Landscaped, private and enclosed by fenced boundaries. The garden is arranged with a wooden decked area and an area laid to lawn with herbaceous borders.

### FRONT GARDEN
Mainly laid to lawn with herbaceous borders. Driveway to Garage. Gated side access to rear garden.

### H7824



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