Clements estate agents









# Roughdown Road, Hemel Hempstead, HP3 9AX

## £360,000

Situated in this highly sought after location in Boxmoor is this spacious and well presented split level maisonette. Boasting two bedrooms, ensuite to master bedroom, 23'2 max living room, dining room, modern fitted kitchen, downstairs cloakroom, contemporary bathroom suite, gas central heating, double glazing and allocated parking.

Located within easy reach of Hemel Hempstead mainline station with access to London Euston in only 30 minutes, Boxmoor Village, Hemel Hempstead town centre, surrounded by Boxmoor Trust and the M1, M25 and A41 road links.

Nestled in the charming area of Boxmoor, this purpose-built two-bedroom duplex maisonette offers a delightful blend of comfort and modern living. Spanning an impressive 990 square feet, the property boasts a spacious 23'2 living room and dining area, perfect for both relaxation and entertaining. The modern fitted kitchen is designed to meet the needs of contemporary lifestyles, making meal preparation a pleasure.

The maisonette features two well-appointed bedrooms, with the master bedroom benefiting from an en suite shower room, ensuring privacy and convenience. A contemporary bathroom serves the second bedroom and guests, while a downstairs cloakroom adds to the practicality of the layout.

With gas central heating and double glazing throughout, this home promises warmth and energy efficiency, making it an ideal choice for year-round comfort. Additionally, the property includes allocated parking, providing ease and security for residents.

This delightful maisonette in Boxmoor is not just a home; it is a lifestyle choice, offering a peaceful retreat while remaining well-connected to local amenities and transport links. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy modern living in a sought-after location.

**Entrance Hall**

**Living Room 23'2 max x 13'4 max (7.06m max x 4.06m max)**



**Dining Area 8'10 x 7'2 (2.69m x 2.18m)**



**Fitted Kitchen 8'10 x 7'9 (2.69m x 2.36m)**



## Downstairs Cloakroom



## En Suite



## Landing



## Bedroom Two 12'0 x 10'2 (3.66m x 3.10m)



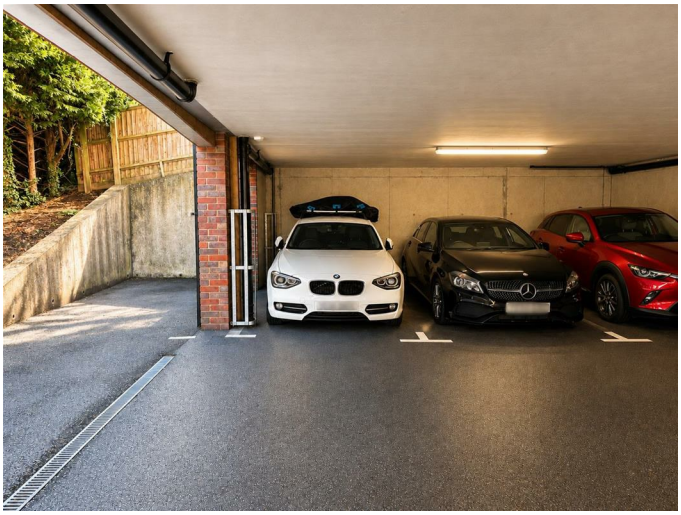
## Bedroom One 16'7 x 10'7 (5.05m x 3.23m)



## Bathroom



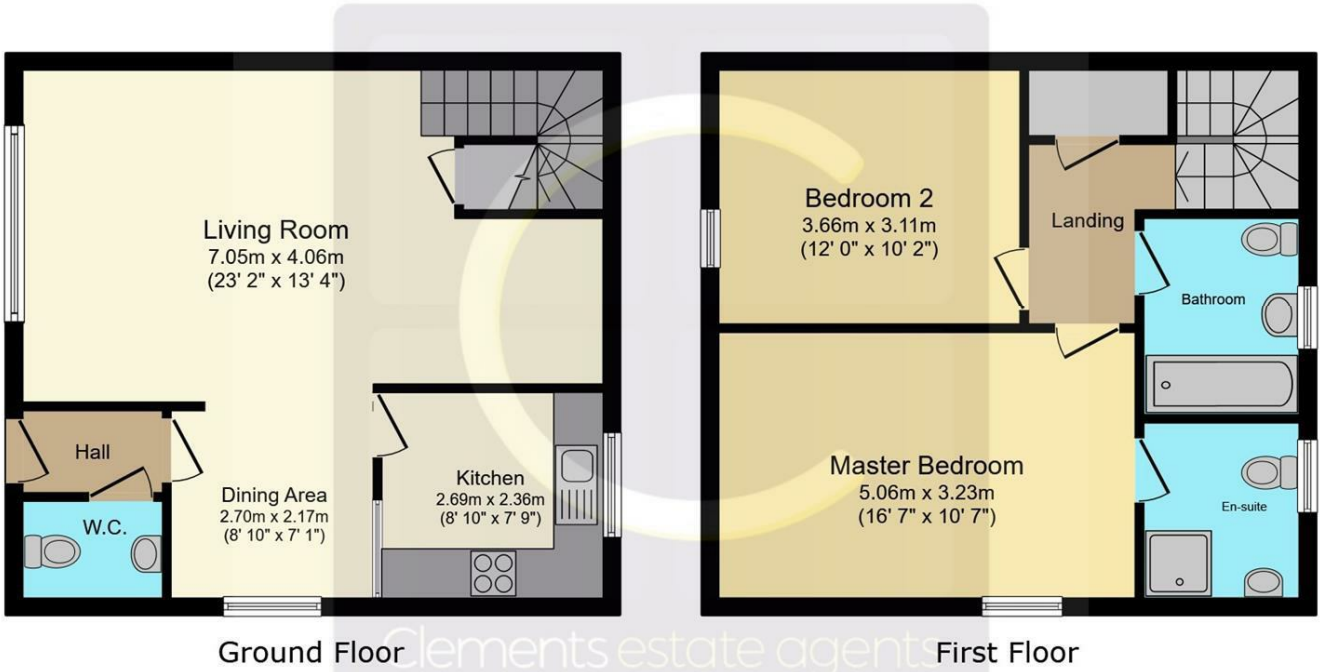
## Allocated Parking



## Communal Garden

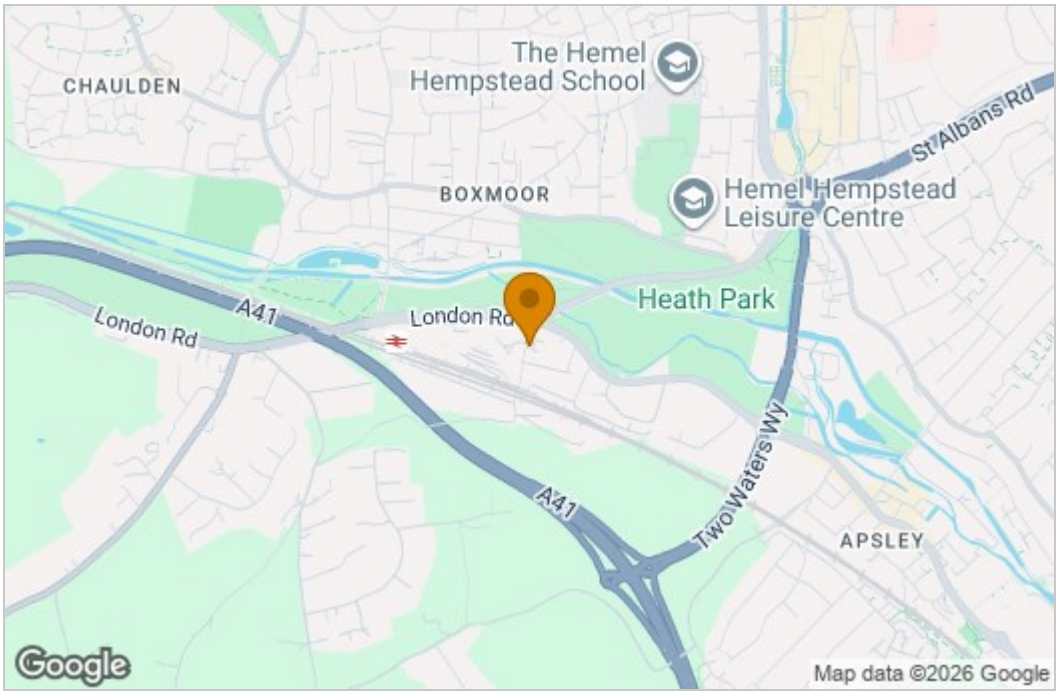


## Floor Plan

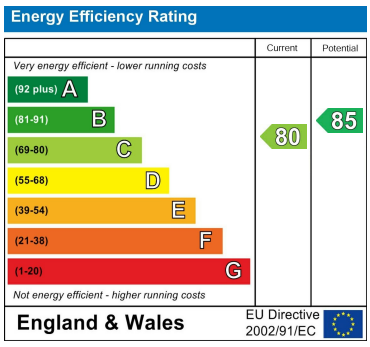


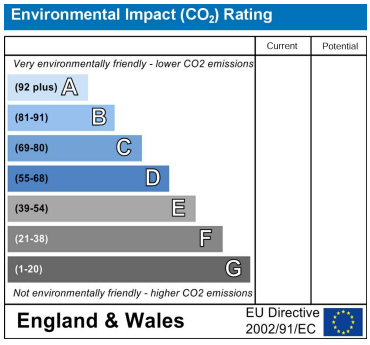

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

## Area Map




## Energy Efficiency Graph




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45 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LD
Tel: 01442 214151 Email: sales@clementsestateagents.co.uk https://www.clementsestateagents.co.uk