



## Beaumayes Close, Hemel Hempstead, HP1 1SW Offers In Excess Of £850,000

Situated in this highly sought after cul-de-sac in Boxmoor is this extended detached family home with views down towards Boxmoor Village and Felden beyond. Boasting six bedrooms, en suite bathroom to the master bedroom, 28'4 lounge/dining room, family room, a third reception room, fitted kitchen, utility room, gas central heating, double glazing, downstairs cloakroom, off road parking, garage and is easily converted to create a separate annex.

Located next to Boxmoor and within easy reach of Boxmoor Village with its local shops, restaurants, public houses, Hemel Hempstead School, cricket club and pitches, Hemel Hempstead mainline station with access to London Euston in only 30 minutes, Hemel Hempstead town centre and the M1, M25 and A41 road links.

Nestled in the desirable cul-de-sac of Beaumayes Close in Boxmoor, this impressive six-bedroom extended detached family home offers a perfect blend of space and comfort. The property boasts three generous reception rooms, including a spacious 28'4 lounge/dining room, a family room, and a third reception room, which presents an excellent opportunity for conversion into a separate annex, ideal for guests or extended family.

The master bedroom features an en suite bathroom, providing a private sanctuary, while the home is further complemented by a well-appointed bathroom suite, a convenient shower room, and a downstairs cloakroom. With gas central heating and double glazing throughout, this residence ensures warmth and comfort during the colder months.

Outside, the property benefits from a garage and off-road parking, making it practical for families with multiple vehicles. The location is not only tranquil but also conveniently situated near local amenities, schools, and transport links, making it an ideal choice for families seeking a welcoming community.

This remarkable home is a rare find in a sought-after area, offering ample living space and the potential for further enhancement. It is perfect for those looking to settle in a family-friendly environment while enjoying the benefits of modern living. Do not miss the opportunity to make this splendid property your own.

### Entrance Porch



### Entrance Hall



### Lounge/Dining Room 28'4 max x 12'0 max (8.64m max x 3.66m max)



**Family Room 15'7 x 8'10 (4.75m x 2.69m)**



**Downstairs Cloakroom**



**Fitted Kitchen 13'5 x 8'7 (4.09m x 2.62m)**



**Landing**



**Utility Room 8'7 x 4'9 (2.62m x 1.45m)**

**Reception Three 12'3 x 10'8 (3.73m x 3.25m)**



**Bedroom One 12'2 x 11'2 (3.71m x 3.40m)**



**En Suite Bathroom**



**Bedroom Four 9'8 x 8'8 (2.95m x 2.64m)**



**Bedroom Two 15'6 x 12'2 (4.72m x 3.71m)**



**Bathroom**



**Bedroom Three 12'3 x 8'9 (3.73m x 2.67m)**



**Landing**

**Bedroom Five 10'9 x 10'7 (3.28m x 3.23m)**



**Bedroom Six 10'9 x 8'3 (3.28m x 2.51m)**



**Shower Room**



**Off Road Parking**

**Garage**

**Rear Garden**



# Floor Plan

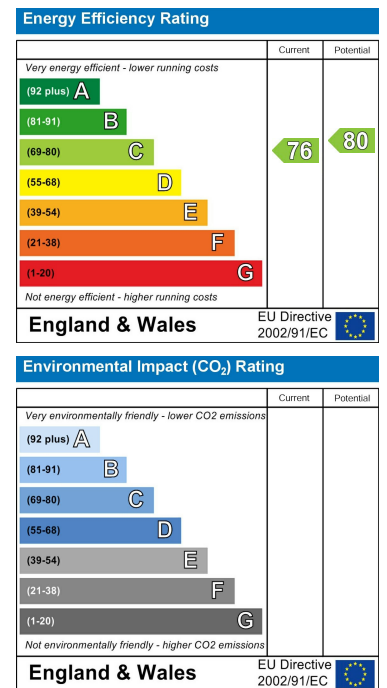


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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