



## 22 Gravel Hill Terrace, Hemel Hempstead, HP1 1RH

Guide price £875,000

- Five Bedrooms
- Beautifully Decorated
- Work From Home Space with Private Entrance
- Sought After Location
- Stunning Open Plan Accommodation
- Large Driveway
- Large Detached Studio with WC
- Renovated Meticulously
- Two Bathrooms
- Versatile Home

# 22 Gravel Hill Terrace, Hemel Hempstead HP1 1RH

Situated in the ever-popular Boxmoor location, this exceptional home falls within the sought-after Hemel school catchment and enjoys great access to local amenities, from artisan coffee shops, independent wineries, and acclaimed restaurants, to the vibrant community facilities that Boxmoor is so well known for. For those commuting, Hemel Hempstead station is just a short stroll away, offering direct transport links into London Euston in under 25 minutes.

Spanning almost 1,700 sq ft, this residence has been thoughtfully renovated and meticulously presented to create a home of genuine quality. The interior showcases a striking blend of modern design and characterful features — from exposed brickwork and wall panelling to Crittall-style glass and bi-fold doors, all complemented by an abundance of natural light. The ground floor flows seamlessly in an open-plan design, offering versatile family spaces ideal for both everyday living and entertaining.

A recent garage conversion has further enhanced the property, now providing an impressive work-from-home suite with its own front door. Currently styled as a salon, the space lends itself to a variety of uses, a professional studio, consulting room, or private office.

The first floor reveals five well-appointed bedrooms, with the principal suite beautifully finished with feature panelling, exposed brickwork, and a private en-suite shower room. Four additional bedrooms are served by a stylish four-piece family bathroom, while pendant lighting, a glass balustrade, and an open



Council Tax Band: E



### Outside Space

At the garden's end lies a superb detached leisure space — complete with bi-fold doors, panelled interiors, a cleverly integrated bar, WC, and sheltered hot tub area (with hot tub included). Currently used as a family snug and gym, this versatile retreat is equally suited to entertaining guests or enjoying quiet relaxation.

### Area Guide

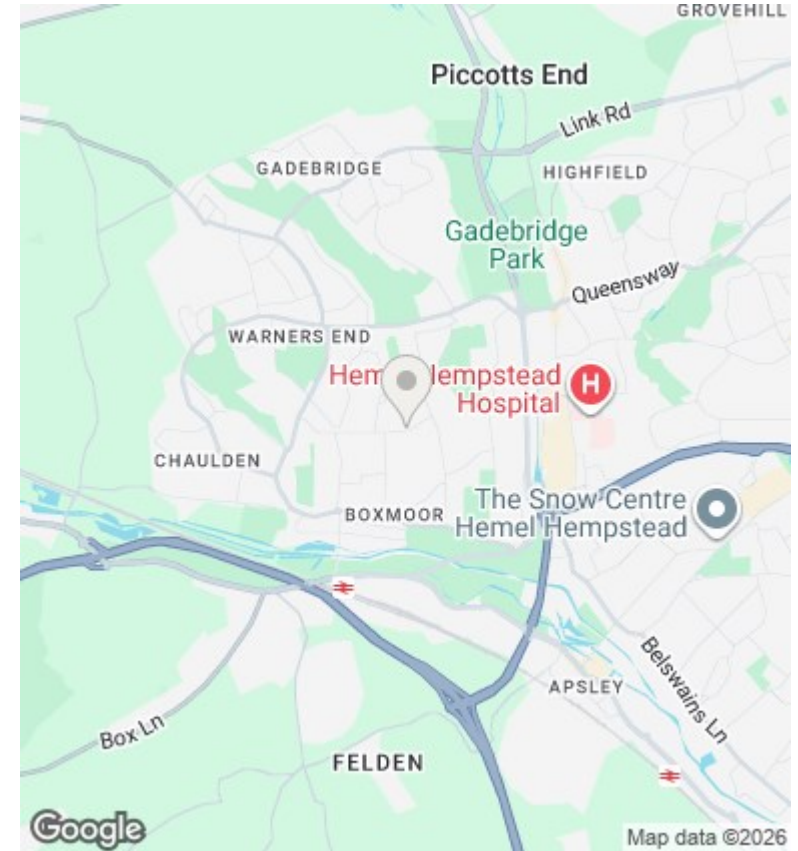
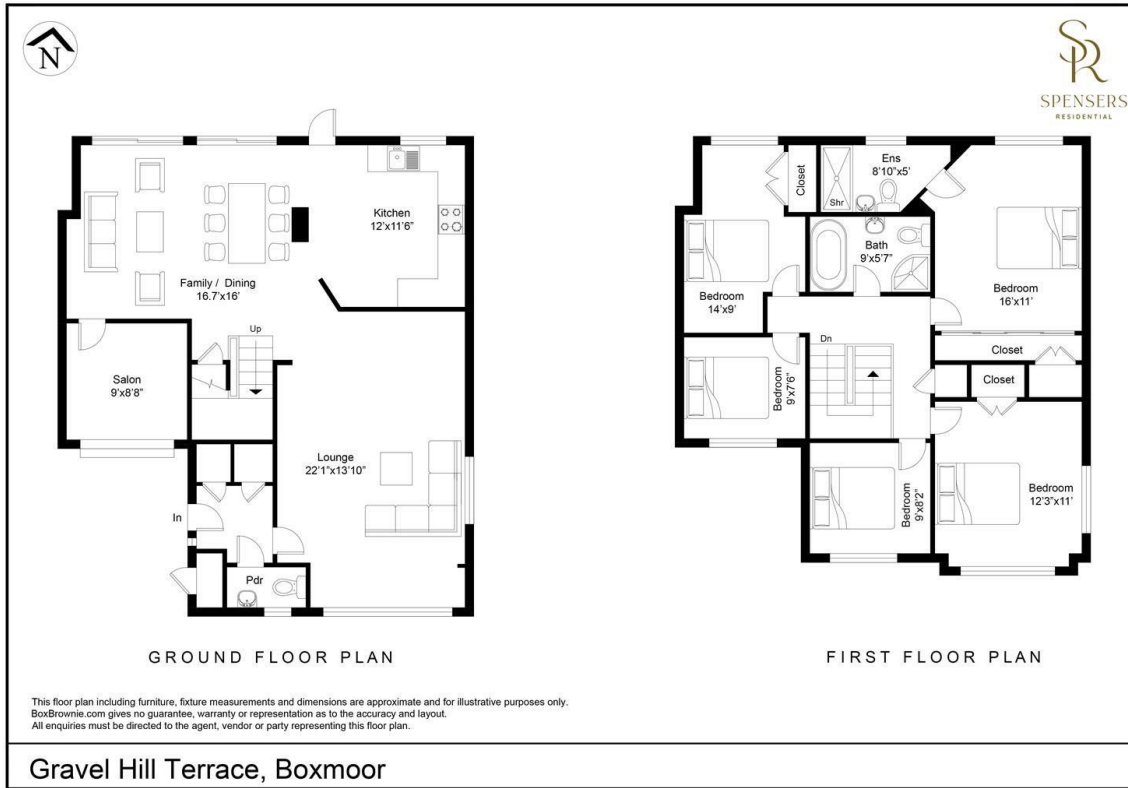
Boxmoor is a green and historic suburb of Hemel Hempstead, known for its village charm and strong community feel. At its heart is the Box Moor Trust, which manages 480 acres of meadows, canal paths, and nature reserves, offering space for walking, cycling, and wildlife. The area has deep roots, with evidence of Mesolithic life, a Roman villa, and 19th-century architecture.

Local life centres on St John's Road, with independent shops, cafés, and pubs, alongside family-friendly spaces like Heath Park and Boxmoor Cricket Club. Community events, theatre at Boxmoor Playhouse, and activities run by local groups add to the close-knit atmosphere.

Housing is sought-after, with period terraces and larger homes commanding a premium over Hemel's average. Schools such as Boxmoor Primary and South Hill are rated "Good," making the area popular with families.

Transport links are excellent: Hemel Hempstead station offers ~30-minute trains to London Euston, and the A41, M25, and M1 are nearby.

In short: Boxmoor blends village character, extensive green space, and convenient London access—ideal for families and commuters looking for a safe, welcoming community.



### Directions

### Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

### Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	