

17 Heath Lane, Boxmoor,
Hemel Hempstead,
Hertfordshire, HP1 1TS

David
Doyle
Sales and Lettings

Offers Over £585,000 Freehold



This superbly presented 3 bedroom semi detached family home has been beautifully refurbished by the current owners to provide contemporary and extended living accommodation. The property is conveniently located for sought after schooling, local shops, amenities and Hemel Hempstead main line station with links to London Euston. The ground floor features an open plan kitchen dining family room with an impressive glass vaulted ceiling and doors that open on to the pleasantly private rear garden. a good sized living room with a bay window, a feature fireplace with fitted storage to both sides and a welcoming entrance hall with stairs leading to the first floor. The kitchen has been fitted to a high standard with a range of wall and floor mounted units, square edge `Oak` work surfaces with a colour coordinated tile splash back, a useful Island unit with a breakfast bar area with feature lighting for informal dining and a range of integrated appliances and space for further white goods. The first floor boasts 3 good sized bedrooms, two with built in wardrobes and a family bathroom with a separate cloak room. To the front of the property is a driveway that offers excellent off road parking facilities and access to the garage, while the front garden is mainly laid to lawn with a pathway leading to the front door and gated side access to the rear garden. The rear garden is pleasantly private and landscaped with a patio seating area, variegated herbaceous borders, a small ornamental garden pond and an area laid to lawn. Viewing is highly recommended to fully appreciate the quality of this property.

'Boxmoor Village` has a range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

Superbly presented 3 bedroom semi detached family home with garage and driveway
Conveniently located for sought after schooling, local shops, amenities and Hemel Hempstead station

Beautifully refurbished to provide contemporary and extended living accommodation

Open plan kitchen dining family room

Good sized living room

First floor family bathroom with a separate cloak room

Pleasantly private rear garden

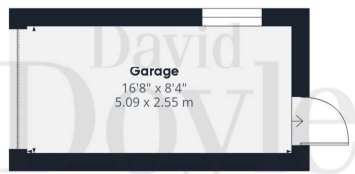
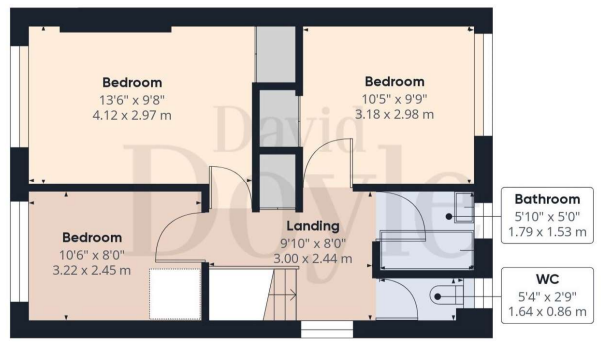
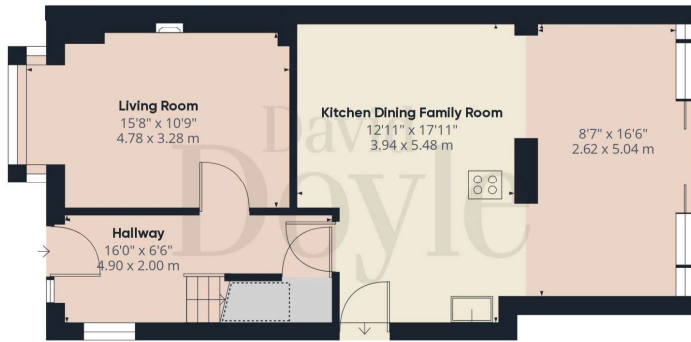
Driveway offering excellent off road parking

Garage

Viewing is a MUST

Council Tax Band E

Tenure -Freehold



Approximate total area[®]

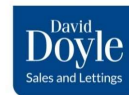
1225.99 ft²
113.9 m²

(1) Excluding balconies and terraces

Reduced headroom

9.34 ft²
0.87 m²

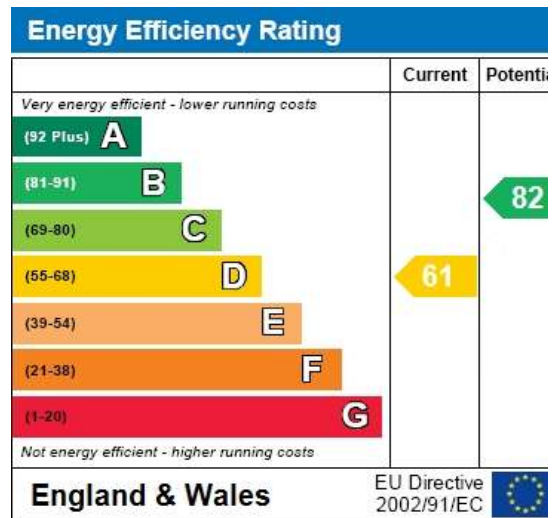
⌄ Reduced headroom
(below 1.5m/4.92ft)



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

17 Heath Lane, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1TS

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built? 1970

Council Tax Band E

This year council tax charge 2648

Tenure Freehold

Is the property shared ownership? No

Are there any maintenance charges for the road? No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied? Fibre

What parking facilities does your property have? Private/driveway
Permit Parking

Please state any costs per annum for parking? £45 per year if additional permit requested for road

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property?	Yes
Is the property an apartment?	No
Is the property in a conservation area?	No
Is the property listed?	No
Are there any restrictive covenants?	No
Are there any rights of way or easements?	No
Is your property in a flood risk area?	No
Has your property or nearby land flooded in the last 5 years?	No
Are you aware of any planning permissions or applications in the immediate area?	No
Does your property have any accessibility features installed?	No
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	No

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