

**102 St Johns Road, Boxmoor,  
Hemel Hempstead,  
Hertfordshire, HP1 1NP**

David  
**Doyle**  
Sales and Lettings

**Price £500,000** Freehold



This 2 bedroom detached bungalow enjoys stunning views over Blackbirds Moor and across Boxmoor Cricket Club pitch while being conveniently located for Boxmoor `Village`, local shops, amenities and Hemel Hempstead main line station with links to London Euston. The property offers spacious accomodation and scope to improve and extended STNC.

The property is arranged with a good sized living room with a feature fireplace, bay window and picture rail. The dining room is also a generous size and offers views and access to the rear garden.

The kitchen is fitted with a range of wall and floor mounted units, colour co-ordinated work surfaces and part tiled walls, an integrated double oven and an integrated hob over. The bungalow is completed with two bedrooms and a shower room.

The rear garden is pleasantly private and arranged with a patio seating area for outside entertaining and area laid to lawn and side access to the front. The property also benefits from a useful loft space.

With NO UPPER CHAIN viewing is highly recommended.

'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).

Detached 2 bedroom bungalow in the heart of Boxmoor 'Village'

Stunning views over Blackbirds Moor and Boxmoor Cricket Club pitch

Conveniently located for local shops, amenities and Hemel Hempstead main line station

Good sized living room with a feature fireplace

Generous dining room

Fitted kitchen

Shower room

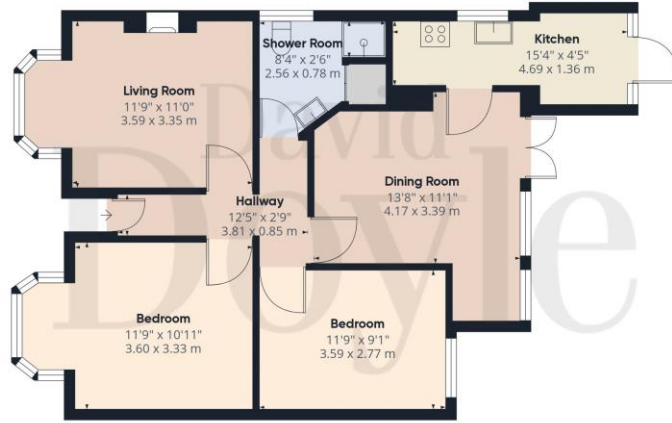
Useful loft space

Pleasantly private rear garden

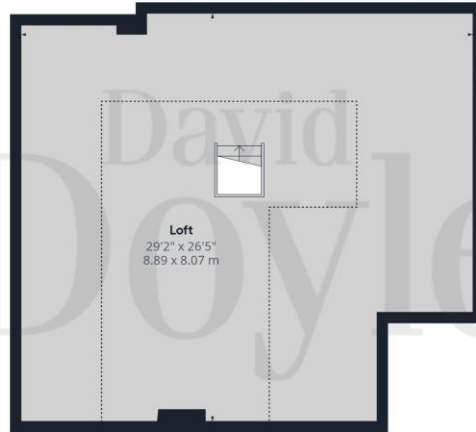
NO UPPER CHAIN

Council Tax Band D

Tenure -Freehold



Ground Floor



Approximate total area<sup>(1)</sup>

1466.04 ft<sup>2</sup>  
136.2 m<sup>2</sup>

Reduced headroom

458.65 ft<sup>2</sup>  
42.61 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

# 102 St Johns Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1NP

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? 1930s

Council Tax Band D

This year council tax charge £2,200

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 None

Please state any costs per annum for parking £0

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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.