

23 Crouchfield, Boxmoor,
Hemel Hempstead,
Hertfordshire, HP1 1PA

David
Doyle
Sales and Lettings

Price £450,000 Freehold



Situated in this sought after road in Boxmoor is this 3 bedroom end of terrace family home that is conveniently located for sought after schools, local shops, amenities and Hemel Hempstead main line station with links to London Euston.

The ground floor is arranged with a living room, separate dining room, fitted kitchen, useful utility area and a welcoming entrance hall with stairs leading to the first floor.

The first floor features 3 bedrooms and a family bathroom. The primary bedroom benefits from a range of fitted wardrobes to one wall.

To the front of the property is a garden that is mainly laid to lawn while the side passage offers access out to the rear garden. The rear garden is pleasantly private and enjoys far reaching roof top views while being landscaped with a generous decked seating area otherwise it is mainly laid to lawn.

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).

Situated in this sought after road in Boxmoor is this 3 bedroom end of terrace family home
Convenient for sought after schooling, local shops and Hemel Hempstead main line station

Living room

Dining room

Kitchen

Utility area

First floor family bathroom

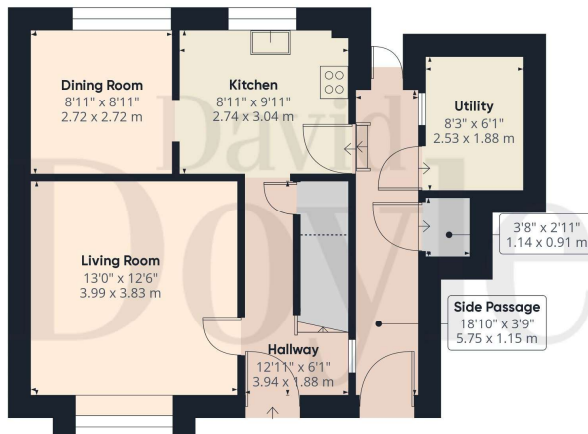
Pleasantly private rear garden

Viewing is highly recommended

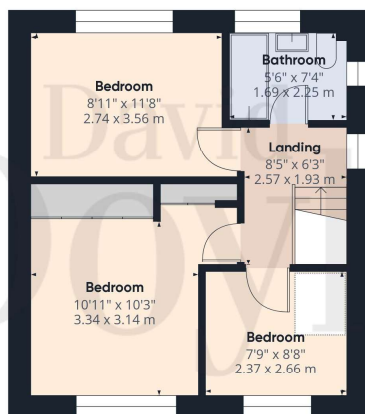
Call NOW to arrange a viewing

Council Tax Band D

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area^m

942.16 ft²

87.53 m²

Reduced headroom

12.28 ft²

1.14 m²

(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.

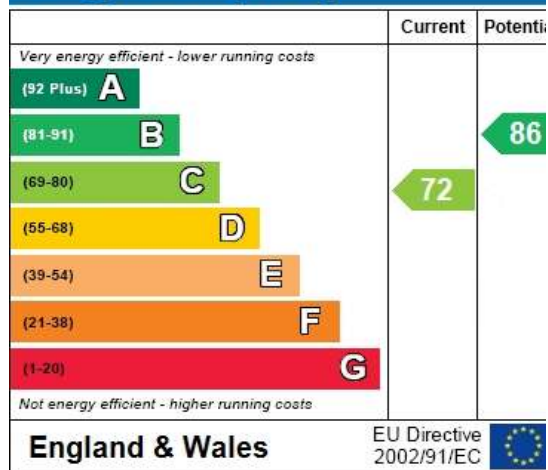
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

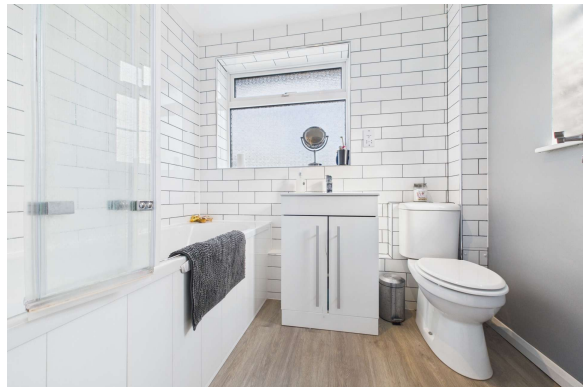
GIRAFFE360

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Energy Efficiency Rating





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

23 Crouchfield, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1PA

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? 1954

Council Tax Band D

This year council tax charge 2,271.02

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 Cable

Do you have a telephone connection? None

What parking facilities does your property have On street parking

Please state any costs per annum for parking 0

Are you aware of any asbestos containing material in the property? Yes

If yes please state Shed roof

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.