



St. Johns Road, Boxmoor, HP1 1QQ
Asking price £425,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

A rarely available, two/three bedroom semi detached property situated in a prominent position on St Johns Road in the heart of Boxmoor village. The layout comprises a living room, fitted kitchen, conservatory, first floor bedroom, dressing room, refitted family bathroom and a further bedroom location on the second floor. Externally the property further benefits from a courtyard style garden and a parking area located to the rear of the property. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Double Glazed Front Door

Living Room

Double glazed window. Radiator. Fire place with electric fire. Door to the inner hallway.

Inner Hallway

Stairs rising to the first floor accommodation. Access to the kitchen.

Kitchen

Double glazed window. Door leading to the conservatory. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with gas hob and extractor over. Space for a washing machine and tumble dryer. Sink and drainer unit with mixer tap. Tiling to splash back areas. Tiled flooring. Radiator. Recessed down lighting. Extractor fan. Wall mounted gas boiler. Under stairs storage cupboard with a free standing low level fridge.

Conservatory

Door leading to the garden. Tiled flooring. Radiator.

First Floor Landing

Access to the first floor bedroom, dressing room and family

bathroom. Stairs rising to the second floor accommodation.

Bedroom

Double glazed window. Radiator. Built in storage.

Dressing Room

Double glazed window. Radiator. Fitted range of storage wardrobes. Recessed down lighting.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a 'shower bath' with glass screen and 'Mira' shower over, low level w/c and a cabinet enclosed wash hand basin. Wood effect flooring. Chrome heated towel rail. Extractor fan. Recessed down lighting. Partially tiled walls.

Second Floor Bedroom

Two Velux windows. Eaves storage. Radiator.

To The Front

An area of enclosed frontage accessed via a low level gate, pathway to the front door and gated side access leading to the garden.

To The Rear

A courtyard style garden laid with patio style slabs and some borders, enclosed primarily by timber panel fencing. Outside tap. Outside lighting. Storage unit. Gated access leading to the parking area located behind the garden.



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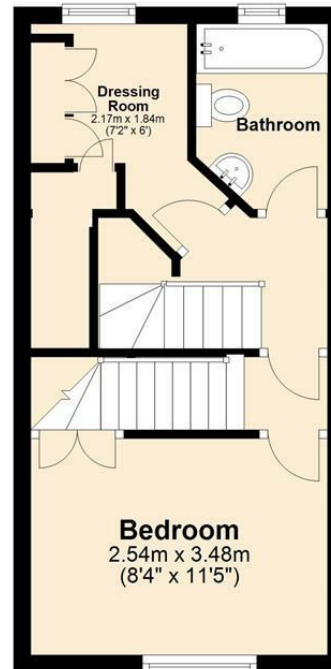
Ground Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



First Floor

Approx. 25.8 sq. metres (277.3 sq. feet)



Second Floor

Approx. 22.9 sq. metres (246.8 sq. feet)



Total area: approx. 82.3 sq. metres (886.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

