



Boxted Road, Hemel Hempstead, HP1 2QU
Asking price £535,000

Sears & Co
estate & letting agents

An extended and immaculately presented, three double bedroom semi detached family home, situated in this popular position on Boxted Road, HP1, with accommodation spanning in excess of 1200sqft.

The layout includes an entrance hallway, living room, dining room, flexible office/utility room, well appointed kitchen, downstairs w/c, three first floor bedrooms, family bathroom and a modern shower room.

Externally the property further benefits from driveway parking, garage and a delightful private rear garden. Council tax band D. Contact sole appointed selling agents Sears and Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Wood effect flooring. Stairs rising to the first floor accommodation. Access to the office/utility room and living room.

Living Room

Double glazed window. Vertical radiator. Wood effect flooring. Access to the dining room.

Dining Room

Double glazed doors to the rear garden. Wood effect flooring. Access to the office/utility room.

Office/Utility Room

Double glazed window. Two storage cupboards. Wood effect flooring. Fitted storage cupboards with space for a freestanding washing machine and tumble dryer. Access to the kitchen and w/c.

W/C

Fitted with a wall mounted wash hand basin and a low level w/c. Wood effect flooring. Extractor fan. Tiling to splash back area.

Kitchen

Double glazed window. Double glazed door to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Integrated 'Neff' oven with hob and extractor over. Space for a freestanding fridge freezer and dishwasher. Stainless steel one and a half bowl sink with drainer unit and mixer tap. Tiling to splash back areas. Radiator. Wood effect flooring. Recessed down lighting. Access to the garage.

First Floor Landing

Storage cupboard. Access to the loft. Access to the family bathroom, shower room and three bedrooms.

Bedroom

Double glazed window. Radiator. Built in wardrobes. Recessed down lighting. Ceiling fan.

Shower Room

Double glazed window. Fitted with a shower enclosure with a rainfall style shower over and a cabinet enclosed wash hand basin. Tiled walls. Tiled flooring. Chrome heated towel rail. Recessed down lighting. Extractor fan.

Bedroom

Double glazed window. Radiator. Ceiling fan.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a corner bath with shower attachment, cabinet enclosed wash hand basin and a low level w/c. Tile effect flooring. Chrome heated towel rail. Recessed down lighting.

Garage

Accessed via an electric roller door to the front and courtesy door from the kitchen. Power and lighting. Ceramic sink with mixer tap and shower attachment.

To The Front

An area of frontage laid with block paving and loose stones providing driveway parking. Outside lights. Access to the garage. Storm porch to the front door.

To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by timber panel fencing. Planted borders. Shed. Gated rear access. Outside lights. Outside tap.

Buyers Information

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

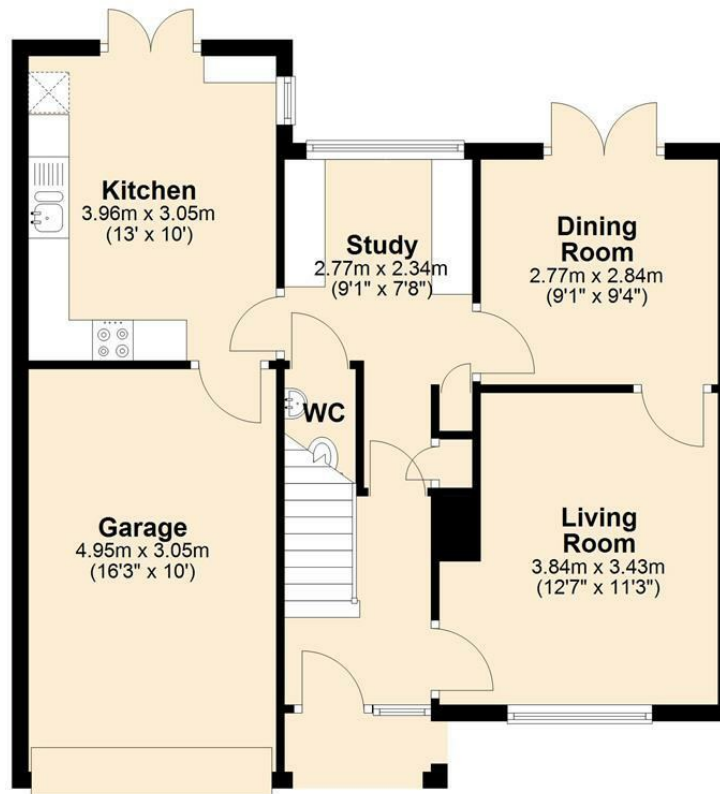


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www.searsandco.co.uk call: 01442 254 100

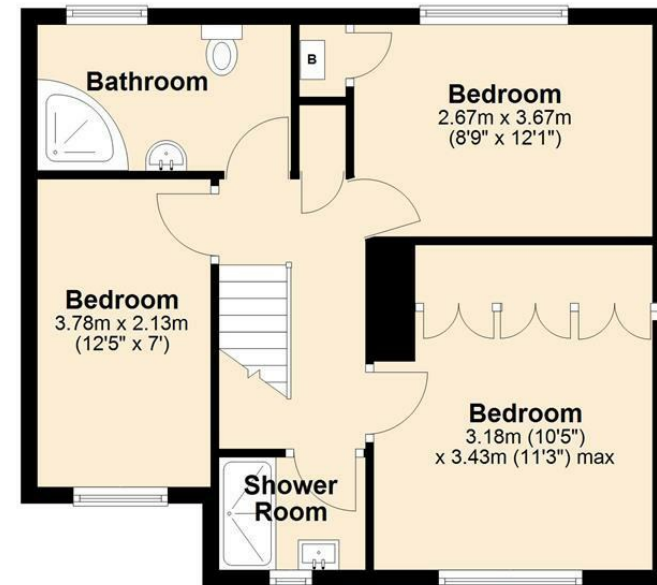
Ground Floor

Approx. 65.3 sq. metres (702.6 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.6 sq. feet)



Total area: approx. 113.5 sq. metres (1222.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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www.searsandco.co.uk

Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

