



Pinewood Gardens, Boxmoor, HP1 1TN
Asking price £475,000

Sears & Co
estate & letting agents

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

A three bedroom end of terrace home, situated on a delightful corner plot in this popular position on Pinewood Gardens, Boxmoor, HP1. Accommodation currently spans in the region of 1100 sqft, offering potential to extend subject to the necessary planning permissions.

The layout includes an entrance hallway, 21ft living room, dining room, kitchen, downstairs w/c, three first floor bedrooms and a fitted shower room.

Externally the property further benefits from a garage located in a nearby block, an area of frontage and a well proportioned garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Access to the living room and w/c.

W/C

Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Tiling to splash back area.

Living Room

Two double glazed windows. Stairs rising to the first floor accommodation. Access to the dining room.

Dining Room

Double glazed sliding doors leading to the rear garden. Access to the kitchen.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven.

Integrated gas hob. Space for a freestanding washing machine and dishwasher. Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Two storage cupboards.

First Floor Landing

Airing cupboard. Access to the loft. Access to the family bathroom and all bedrooms.

Bedroom

Double glazed window. Storage cupboard. Fitted range of bedroom furniture.

Bedroom

Double glazed window. Storage cupboard.

Bedroom

Two double glazed windows. Fitted range of bedroom furniture. Storage cupboard.

Family Bathroom

Two double glazed windows. Glazed window. Fitted with a three piece suite to include a shower enclosure with 'Mira' electric shower over, pedestal wash hand basin and a low level w/c. Chrome heated towel rail. Tiled walls.

To The Front

An area of planted frontage. Gated side access. Steps to the front door.

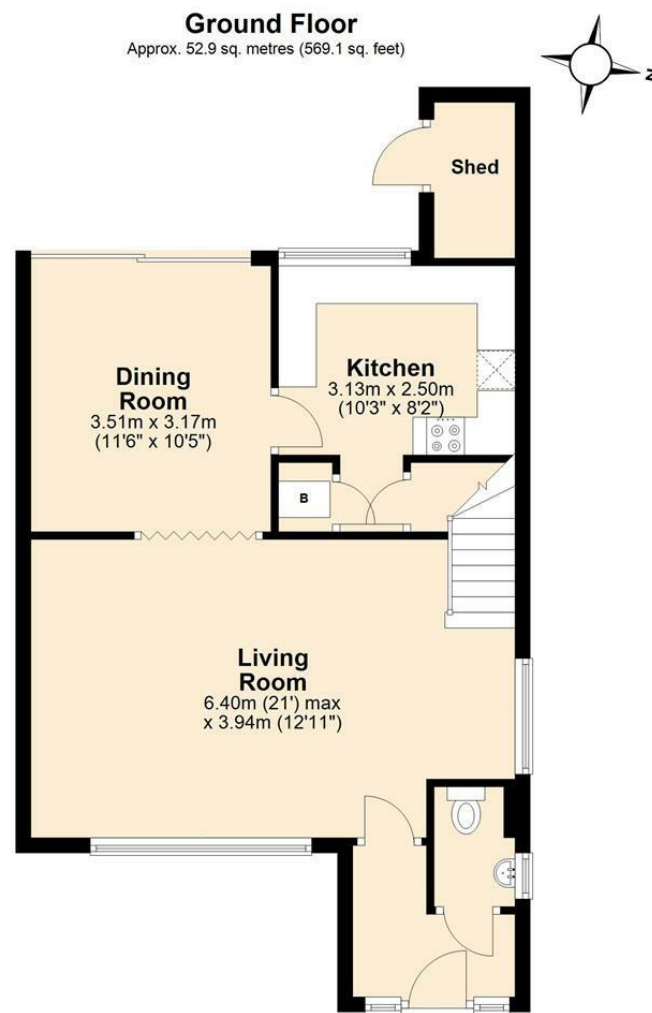
To The Rear

A private garden arranged with areas of patio and lawn. Brick built store cupboard with power and lighting. Outside tap. Enclosed by a mixture of timber panel fencing, hedging and part walled. Gated side access.



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Total area: approx. 102.9 sq. metres (1107.9 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

