



Castles

FISHERY ROAD  
Boxmoor, Hemel Hempstead HP1 1NA



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**£925,000**  
(Freehold)

Castles



Spanning over three floors and offering a wealth of bright and spacious accommodation, coupled with well-proportioned bedrooms this large family home is a rarity.



You are greeted by an entrance hall that leads into the living room with views of the private garden area. The dining room at the rear of the house also enjoys views of the rear garden, and leads into the modern fitted kitchen with a range of work surfaces and cupboards. In addition there is another family room which enjoys the same bright aspect as the rest of the accommodation.

To the first floor, three bedrooms can be found. This includes the principal bedroom with en suite bathroom. The remaining bedrooms are serviced by a large shower room. The second-floor hosts two further bedrooms, one of which includes an en suite shower.

Fishery Road is perfectly located within close proximity to the M1 and M25 meaning easy road access in and out of the area. Hemel Hempstead train station, on the Southern Rail service, is only a short walking distance and provides direct links to central London while local bus services further add to the list of transport facilities.

## Specifications

- LARGE FAMILY HOME
- 5 BEDROOMS
- 3 RECEPTIONS
- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN
- UTILITY
- EN SUITE TO PRINCIPLE BEDROOM
- GARAGE
- OFF ROAD PARKING





Other features include a separate utility room and pantry, a garage with power and lighting and parking for two cars.



#### A little about the corner of the world we call home...

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.



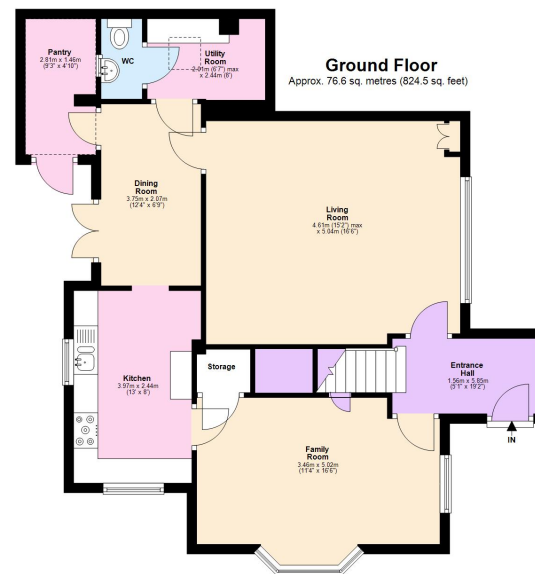
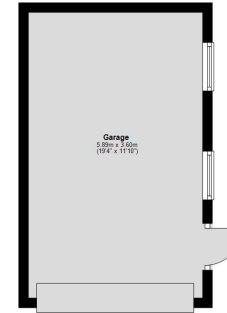
**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

**Tenure:** Freehold  
**Council Tax Band:** E  
**EPC Rating:** D

**Outbuilding**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings: approx. 21.2 sq. metres (228.1 sq. feet)



Main area: Approx. 181.4 sq. metres (1952.5 sq. feet)  
Plus outbuildings: approx. 21.2 sq. metres (228.1 sq. feet)

**Berkhamsted**  
01442 865252

**Eaton Bray**  
01525 220605

**Borehamwood**  
020 8953 2112

**Hertford**  
01992 501511

**Boxmoor**  
01442 233345

**Kings Langley**  
01923 936900

**Bushey**  
020 8950 2551

**Radlett**  
01923 537111



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