



Castles

PARK ROAD
Boxmoor, Hemel Hempstead HP1 1JS

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£745,000
(Freehold)

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Located in the heart of Boxmoor, this well-presented four-bedroom detached family home offers spacious and versatile accommodation throughout.



perfectly positioned for highly regarded local schools, Boxmoor village amenities, and Hemel Hempstead Train Station, providing direct links to London Euston.

The ground floor features a welcoming entrance hall, a bright family room, a generous lounge/dining room ideal for entertaining, a modern kitchen, and a utility room with access to a lean-to area. There's also a downstairs cloakroom, adding convenience for family living.

Upstairs, the property boasts four well-proportioned double bedrooms, including a large principal bedroom, and a family bathroom.

Importantly, planning permission has been granted for a part single-storey, part two-storey side extension, giving buyers a fantastic opportunity to expand and create their dream home (Dacorum Borough Council planning reference available on request).

Specifications

- DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- LARGE LOUNGE/DINER
- RE FITTED KITCHEN
- UTILITY
- DOWNSTAIRS WC
- RE FITTED FAMILY BATHROOM
- OFF ROAD PARKING
- PRIME LOCATION



The property has off road parking for 4 cars and a private rear garden offering great scope for landscaping or extension.



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.

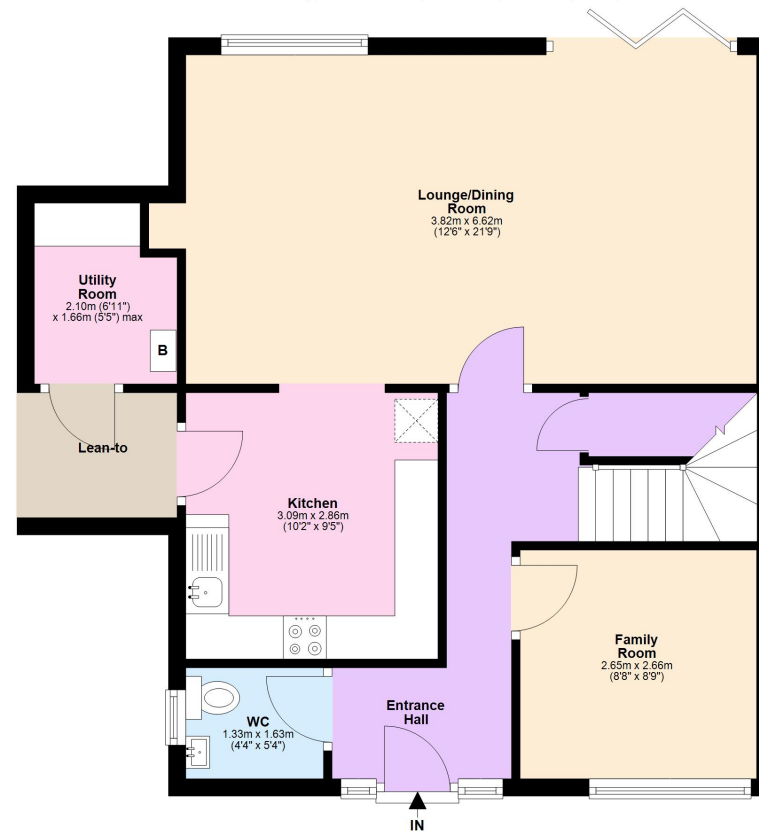
Tenure: Freehold

Council Tax Band: F

EPC Rating: C

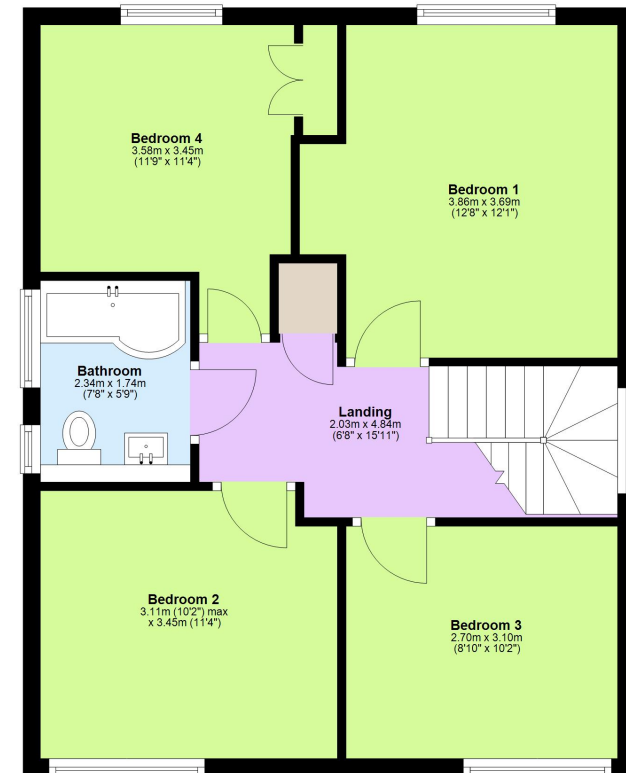
Ground Floor

Approx. 59.0 sq. metres (634.6 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.2 sq. feet)



Total area: approx. 115.7 sq. metres (1245.8 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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