



Castles

PULLER ROAD
Boxmoor, Hemel Hempstead HP1 1QN

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Guide Price
£575,000
(Freehold)

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A wonderfully unique three-bedroom property in the heart of Boxmoor Village.



Presented in good order throughout, the ground floor hosts a recently refitted kitchen with a range of work surfaces and cupboards. A separate utility room leads into a family sized bathroom.

An additional reception room sits to the front of the house. The home has a ground floor office space which could be used as a bedroom if required.

To the first floor, three bedrooms can be found, all of good size and all share the same bright aspect as the reception rooms. A shared 'Jack and Jill' style shower room services two of the bedrooms.

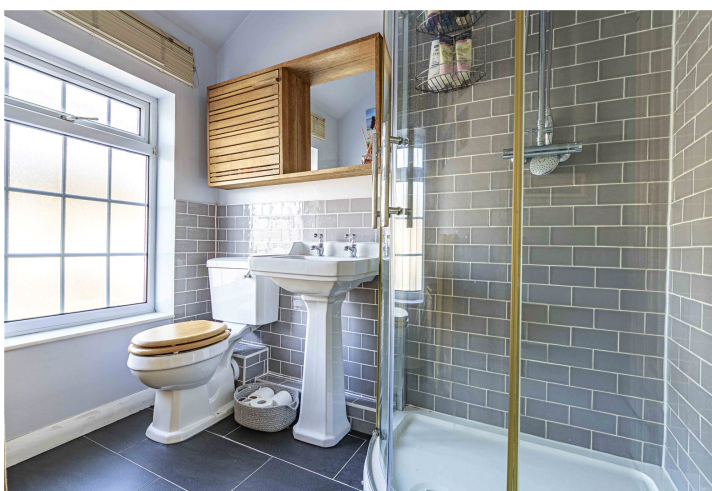
Located within a short walk away from Hemel Hempstead train station, the line of which ends in Euston Station, Central London. The house sits off the ever-popular Boxmoor High Street and Hemel Hempstead Town Centre. This property is perfectly positioned on Puller Road which is amongst Victorian cottages really adding to the village feel of the property.

Specifications

- 3 BEDROOMS
- LARGE RECEPTION SPACE
- REFITTED KITCHEN
- FAMILY SIZED BATHROOM
- PRIVATE REAR GARDEN
- VILLAGE LOCATION



The extended ground floor includes a sitting room that looks out to the rear garden.



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.

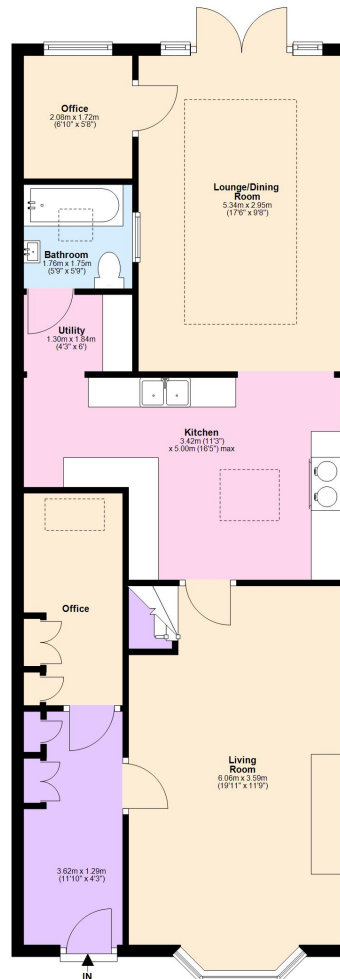
Please Note:

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

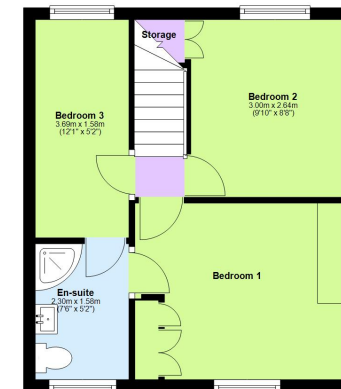
All measurements are approximate and photographs provided are for guidance only.

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

Ground Floor
Approx. 75.3 sq. metres (810.6 sq. feet)



First Floor
Approx. 31.0 sq. metres (333.4 sq. feet)



Total area: approx. 106.3 sq. metres (1144.0 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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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