



P Permit holders only  
X Mon - Fri  
9 - 10 am  
2 - 3 pm

Castles

HORSECROFT ROAD  
Boxmoor, Hemel Hempstead HP1 1PX



# HORSECROFT ROAD

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**Offers Over**  
**£600,000**  
(Freehold)

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A rare opportunity to purchase this newly renovated 3 bedroom detached family home in Boxmoor with NO UPPER CHAIN!



Completely refurbished to a high standard including all electrics, heating with character column radiators, full re-fits in each room and a brand-new kitchen/bathroom. Apart from being maintained to top standards, considerable thought has been given to providing exceptional character with a beautifully extended kitchen area and generous open plan space.

The ground floor offers a warm welcome as you go straight into the spacious and light living area. The clean lines and feature windows offer a sense of style while the kitchen extends out into a light, bright and very well-designed area which is perfect for entertaining. The orangery style skylights bring the outside in and give a wonderful ambience to the entire area.

The dining area leads seamlessly into the generous living space which opens using bi-fold doors into the garden area, which is brick laid to patio. A downstairs WC and utility space adds to the thoughtful configuration.

The first floor offers three bedrooms complemented by a large, modern family bathroom with a roll-top stand-alone bath and separate shower.

## Specifications

- NO UPPER CHAIN!
- DETACHED FAMILY HOME
- THREE BEDROOMS
- DOWNSTAIRS WC & UTILITY
- LUXURY KITCHEN
- STUNNING BATHROOM
- OFF ROAD PARKING
- GARDEN
- FULLY REFURBISHED
- VIEWING ESSENTIAL





This property offers everything needed for a family that wants comfort and convenience with plenty of style and character.



#### **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.

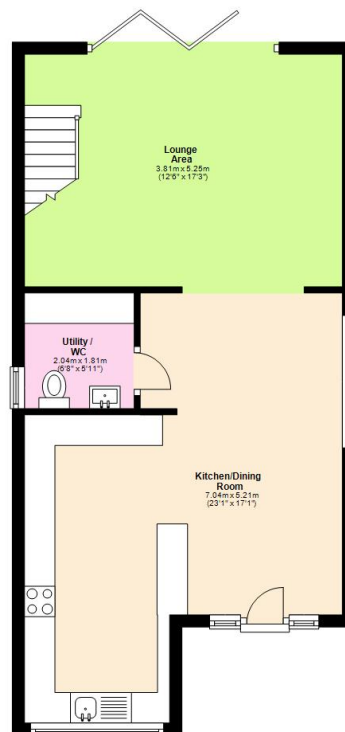
All measurements are approximate and photographs provided are for guidance only.

**Tenure: Freehold**

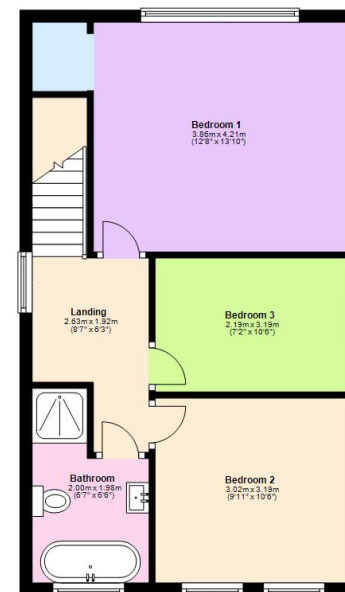
**Council Tax Band: E**

**EPC Rating: D**

**Ground Floor**  
Approx. 52.5 sq. metres (564.8 sq. feet)



**First Floor**  
Approx. 48.4 sq. metres (521.1 sq. feet)



Total area: approx. 100.9 sq. metres (1085.9 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**

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