



Castles

COLLETT ROAD
Boxmoor, Hemel Hempstead HP1 1HY

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£850,000
(Freehold)

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A SUPERB PERIOD, Victorian, FOUR BEDROOM, Four Storey Semi-Detached Family Home Boasting Off-Street Parking for One car with the potential for Two Cars.



Brimming with original features from the popular period of the late 1800's, this STUNNING home has the versatile accommodation for modern family life and its challenges. Upon entry you are welcomed by the beautiful high ceilings, the sculptured cornice which in turn leads through to the inner Reception Hall.

A beautiful four-bedroom Period home with accommodation arranged over four floors. The property offers stylish accommodation featuring many original features to include picture rails, ceiling mouldings and fireplaces. The home is in an attractive side road a short distance from the town centre and within easy access of the mainline station.

This home offers, a separate Sitting Room, Formal Dining Room along with an Extended & Re-Fitted Kitchen, benefitting from integral appliances, an additional seating area, Utility Room and a Basement with an Office or Bedroom potential. The alterations made creates fantastic living accommodation throughout.

Specifications

- 4 Bedroom
- Semi Detached
- Period Family Home
- Formal Lounge Area
- 2 Reception Rooms
- Versatile living
- Extended Refitted Kitchen
- Utility Room
- En-Suite to Master
- Office Space/Potential Bedroom



A very social and sunny Rear Garden makes this home a must for those seeking the delightful style from a period when a house was truly a home.



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.

Approximate Gross Internal Area
Lower Ground Floor = 60.5 sq m / 651 sq ft
Ground Floor = 41.5 sq m / 447 sq ft
First Floor = 58.2 sq m / 626 sq ft
Second Floor = 41.2 sq m / 443 sq ft
Outbuilding = 4.5 sq m / 48 sq ft
Total = 205.9 sq m / 2,215 sq ft



Tenure: Freehold

Council Tax Band: E

EPC Rating: E

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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