



Castles

SUNNYHILL ROAD  
Boxmoor, Hemel Hempstead HP1 1TA



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**£650,000**  
(Freehold)

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This beautifully presented four-bedroom detached home offers a rare opportunity to buy a truly unique property in a highly sought-after location.



As you step into the welcoming entrance hall, the charm and character of this home are immediately apparent. The spacious living room, complete with an open fireplace, offers a cosy setting for relaxing evenings, while a separate sitting room provides additional space to unwind or entertain.

The kitchen is functional and complemented by a large utility area. With four generous bedrooms and three bathrooms, including an en-suite to the principal bedroom, there's plenty of room for family life or professional sharers seeking comfort and space.

To the front, the property offers secure off-road parking behind electronic gates, as well as a garage and additional space for vehicles. As well as gas central heating throughout there are also 16 Solar panels that operate on the original feed in tariff, which is very generous - currently 71.85p kWh, which is tax free and index linked.

## Specifications

- UNIQUE PROPERTY IN A GREAT LOCATION!
- NO UPPER CHAIN!
- 4 BEDROOMS
- 2 RECEPTIONS
- 3 BATHROOMS
- UTILITY AREA
- BEAUTIFUL REAR GARDEN
- POTENTIAL TO CREATE SEPARATE ANNEXE S.T.P.P
- OFF ROAD PARKING





The mature, secluded garden to the rear provides a true escape from the everyday.



#### **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.

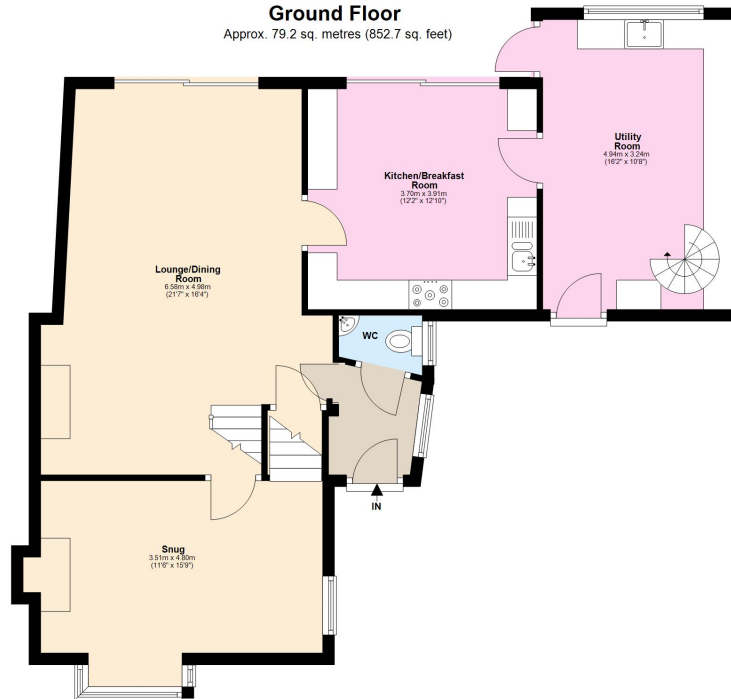


**Please Note:**

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.

**Ground Floor**  
Approx. 79.2 sq. metres (852.7 sq. feet)



**First Floor**  
Approx. 83.1 sq. metres (894.8 sq. feet)



**Tenure:** Freehold  
**Council Tax Band:** F  
**EPC Rating:** C

Total area: approx. 162.3 sq. metres (1747.4 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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