



Castles

GRAVEL LANE  
Boxmoor, Hemel Hempstead HP1 1SA



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**£800,000**  
(Freehold)

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A spacious FIVE Bedroom Detached family home which has been extended to offer great living space throughout.



This stunning property offers a great curb appeal with a large brick paved carriage driveway for 5 cars.

As we enter through the bright and spacious porchway you have the study to your left, stepping to the right you enter into the entrance hall all rooms leading off this. The lounge is in the middle of the property and provides a great space for the family to unwind, the open plan kitchen and the breakfast room that opens up to the conservatory. In the main hallway, we find a modern downstairs bathroom and two bedrooms, both can be used for any purpose of a modern family, playroom, home office, formal dining room, the possibilities are endless.

The first floor provides three very spacious bedrooms and a modern family bathroom, all decorated with a neutral pallet.

This must-see property is in the heart of Boxmoor Village and within proximity to Hemel Hempstead Railway Station making it a property in prime position. Convenient for the mainline railway station providing a fast and frequent service to London Euston.

## Specifications

- DETACHED HOME
- 5 BEDROOMS
- 2 RECEPTIONS
- 2 BATHROOMS
- AMPLE OFF ROAD PARKING
- GARAGE
- SOUGHT AFTER LOCATION





To the rear of the property, we have our very private garden with a very well sized patio area adjoined by a well-proportioned lawn area.



#### **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: G**

**EPC Rating: D**



**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

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**Bushey**

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**Radlett**

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