



Castles

CROUCHFIELD
Boxmoor, Hemel Hempstead HP1 1PD

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£650,000
(Freehold)

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A four-bedroom Detached Bungalow situated in the heart of Boxmoor Village which offers potential for further improvement or extension, subject to planning permission.



The property benefits from Entrance Hall, Fitted Kitchen, Lounge, Family room/bedroom four, three further Bedrooms, a fitted Bathroom and also a separate WC.

Externally is Off Road Parking and a Garage.

Boxmoor Village is less than five minutes away on foot and has a range of shopping facilities including a doctors' surgery and chemist, as well as the Village Hall and The Boxmoor Playhouse, restaurants, public houses, and a Leisure Centre. Black Birds Moor is a beautiful open space with a cricket pitch and has the Grand Union Canal and River Bulbourne running through it. For commuters, Hemel Hempstead train station is little more than half a mile away and provides a regular and direct service to London Euston in around 26 minutes. Alternatively, the M1 and M25 are both within a few minutes' drive.

Specifications

- NO UPPER CHAIN!
- DETACHED BUNGALOW
- 3 BEDROOMS
- LOUNGE/DINER
- FAMILY ROOM
- GARAGE
- OFF ROAD PARKING
- MATURE PRIVATE REAR GARDEN
- PRIME LOCATION!



A particular feature is the delightful, mature Rear Garden with two sheds.



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: E

Ground Floor

Approx. 113.4 sq. metres (1220.5 sq. feet)



Total area: approx. 113.4 sq. metres (1220.5 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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Castles

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