



Castles

CEMMAES COURT ROAD
Boxmoor, Hemel Hempstead HP1 1ST

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O.I.E.O
£550,000
(Freehold)

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This three-bedroom semi-detached home is presented in fantastic order and is situated in an ever-popular residential location.



Offering a wealth of living space the extended ground floor hosts a large sitting room which leads into a separate dining area. The modern kitchen, with a range of work surfaces and cupboards enjoys views onto the rear garden.

To the first floor, three bedrooms are found. All of good size and all sharing the same bright aspect as the living space and serviced by the family sized bathroom with white suite. Other features include off road parking and ground floor w/c.

This well-appointed property benefits from a location which is well positioned for walks to almost every amenity in Hemel Hempstead and seclusion from the hustle and bustle of the main roads. Whether it's the Old Town, the main Town Centre, Boxmoor High Street or Hemel Hempstead Station, all these amenities are under a mile from your doorstep.

Specifications

- Semi-detached home
- Bright living space
- Modern fitted kitchen
- Double bedrooms
- Driveway parking
- Large rear garden
- Popular residential location



The garden is arranged with a large patio seating area and a generous lawn with mature planting and hedged borders.



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.

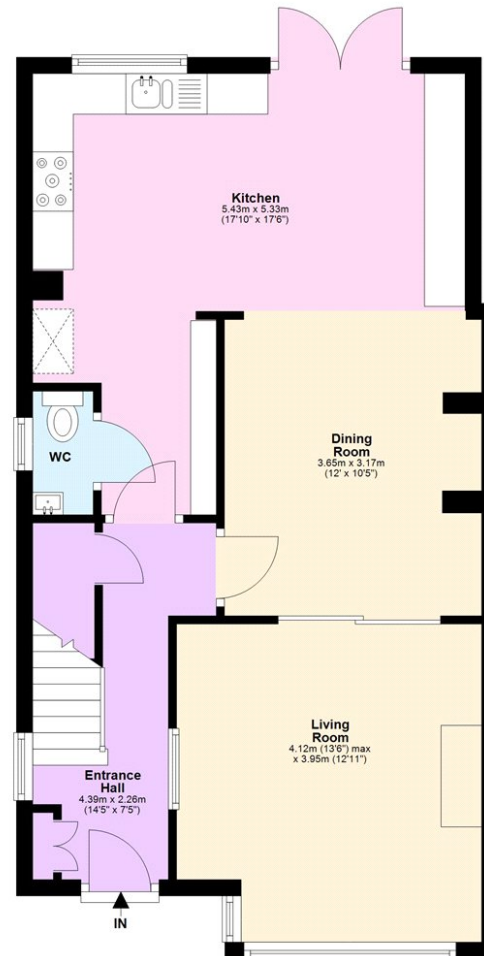
Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

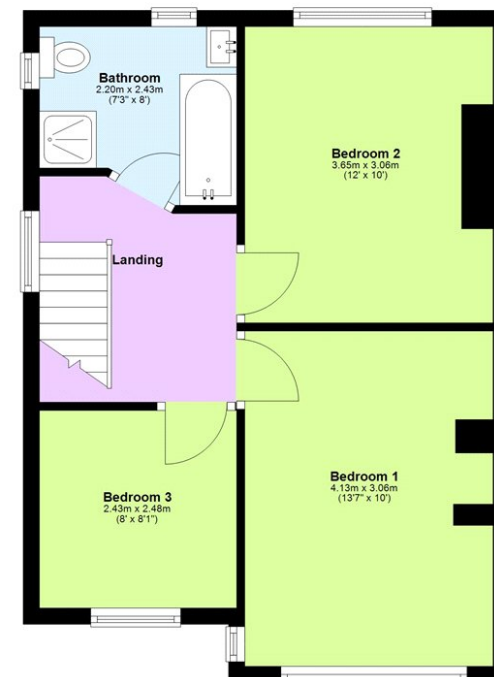
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: E
EPC Rating: D

Ground Floor
Approx. 57.9 sq. metres (623.0 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.4 sq. feet)



Total area: approx. 100.2 sq. metres (1078.4 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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