



Castles

ST. JOHNS ROAD
Boxmoor, Hemel Hempstead HP1 1QG

ST. JOHNS ROAD
Boxmoor, Hemel Hempstead HP1 1QG

Offers Over
£485,000
(Freehold)

Castles



A rarely available 3 bedroom semi-detached townhouse with driveway and garage, ideally positioned in one of Boxmoor's most sought-after locations.



Offered with No Upper Chain - this home combines generous living space with flexible accommodation arranged over three floors.

The ground floor welcomes you with an entrance porch opening to a spacious hallway. The inner hallway leads to a versatile reception room, thoughtfully extended to include a skylight and patio doors opening onto a balcony with views over the rear garden. Also on this level is a guest cloakroom/WC and direct access to the garden.

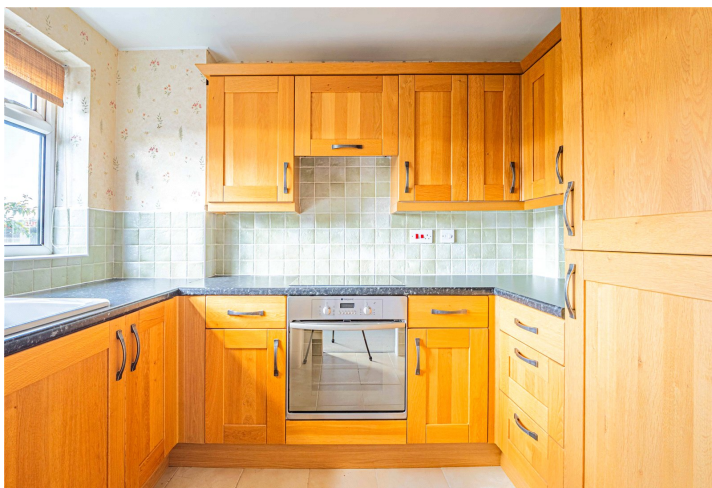
On the first floor, the property boasts a particularly impressive living room, beautifully designed with bespoke fitted units, a feature fireplace and French doors to a separate dining room. An archway connects the dining room to the well-appointed kitchen.

The second floor offers two bright and well-proportioned bedrooms, both with fitted storage, as well as a family bathroom. A pull-down ladder provides access to the boarded loft, adding excellent storage options.

A private side passage leads to the front of the property, where you'll find a driveway with walled boundaries and access to the garage.

Specifications

- NO UPPER CHAIN!
- SEMI DETACHED TOWN HOUSE
- 3 BEDROOMS
- 2 RECEPTIONS
- 2 BATHROOMS
- GARAGE
- SOUTH FACING REAR GARDEN
- WALKING DISTANCE TO MAINLINE STATION



The south-facing rear garden is a true highlight, featuring a raised balcony with steps down to a lawn surrounded by mature plants and shrubs.



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.

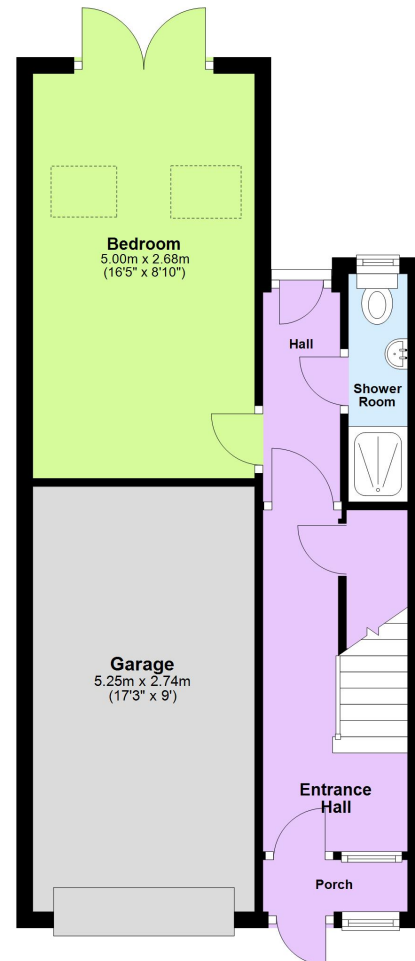
Tenure: Freehold

Council Tax Band: D

EPC Rating: D

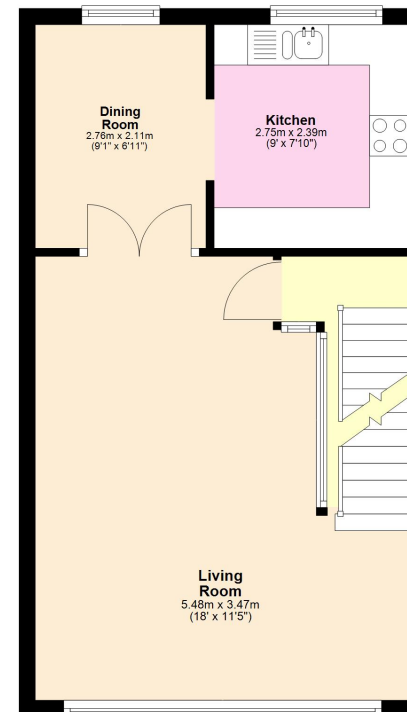
Ground Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



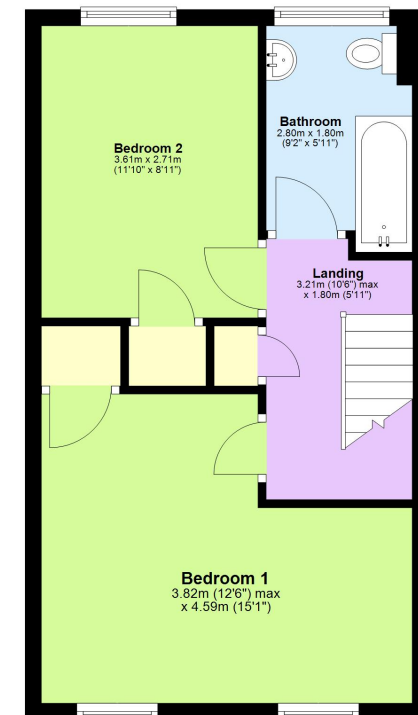
First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Second Floor

Approx. 23.0 sq. metres (248.0 sq. feet)



Total area: approx. 104.0 sq. metres (1119.3 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



rightmove

Castles

www.castlesestateagents.co.uk