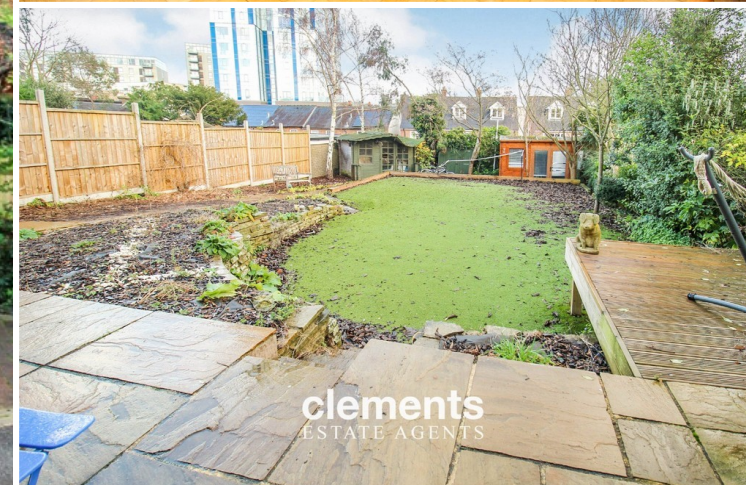


Asking Price Of **£750,000**

tel: **01442 214151**



Park Road, Boxmoor, Hemel Hempstead HERTS HP1 1JS

Clements Estate agents are delighted to offer this **STUNNING** four bedroom character detached family home situated in this sought after **BOXMOOR** location. The property offers a separate annex if required, excellent decorative order, spacious room sizes, large well kept gardens, off street parking and a sought after location set close to excellent local amenities and transport links. **VIEWING ESSENTIAL!**

- DETACHED FAMILY HOME
- SPACIOUS ROOM SIZES
- EXCELLENT DECORATIVE ORDER
- FOUR BEDROOMS
- THREE BATHROOMS



Property Description

Clements Estate agents are delighted to offer this STUNNING four bedroom character detached family home situated in this sought after BOXMOOR location. The property offers a separate annex if required, excellent decorative order, spacious room sizes, large well kept gardens, off street parking and a sought after location set close to excellent local amenities and transport links. VIEWING ESSENTIAL!

STORM PORCH

Oak front door with bulls eye window to:-

ENTRANCE HALL

Feature circular window. Stairs leading to the first floor. Herringbone parquet flooring. Doors to:-

CLOAK ROOM

Fitted with a low level WC and a wash hand basin.

OFFICE / STUDY 9' 0" x 6' 4" (2.74m x 1.93m)

Double glazed window. Herringbone parquet flooring. Radiator.

LOUNGE 17' 11" x 12' 9" (5.46m x 3.89m)

Dual aspect with double glazed windows to both front and rear aspects. Herringbone parquet flooring. Radiator.

KITCHEN DINING ROOM 17' 11" x 14' 5" (5.46m x 4.39m)

An outstanding feature of this property is this dual aspect kitchen dining room with a double glazed window to the rear aspect and a pair of double glazed bi fold doors opening on to the rear gardens patio seating area. Refitted to a high standard with a 1 1/2 bowl stainless steel under mount sink unit with mixer tap and a range of matching high gloss handle less wall and floor mounted units comprising both cupboards and drawers. Colour coordinated Quartz work surfaces with a matching Island unit. Integrated stainless steel double oven and grill. Integrated hob with a contemporary extractor fan over. Space for a fridge freezer. Tiled flooring. Radiator.

UTILITY ROOM

Fitted with a single bowl single drainer stainless steel sink unit with pace and plumbing for an automatic washing machine and space for a tumble dryer. Herringbone parquet flooring.

ANNEX / BEDROOM FOUR 16' 5" x 9' 1" (5m x 2.77m)

Double glazed window. Door offering independent front access and door leading to the covered rear decked area. Open plan with a lounge bedroom kitchen area with tiled flooring. The kitchen area is fitted with a single bowl single drainer stainless steel sink unit with mixer tap and range of matching high gloss wall and floor mounted units comprising both cupboards and drawers. Colour coordinated work surface and part tiled walls. Integrated stainless steel oven and grill. Integrated hob with a stainless steel extractor hood over. Door to:-

ENSUITE SHOWER ROOM

Fitted with a tiled shower cubicle with rain fall shower, shower attachment and a fitted shower screen. Vanity unit with wash hand basin, storage under and a low level WC. Colour coordinated part tiled walls and tiled flooring. Extractor fan. Double glazed window.

FIRST FLOOR LANDING

Wood effect flooring. Doors to:-

MASTER BEDROOM 15' 11" x 12' 10" (4.85m x 3.91m)

Double glazed window. Wide plank wood effect flooring. Beamed ceiling. Radiator. Eaves storage. Door to:-

ENSUITE SHOWER ROOM

Refitted with a tiled shower cubicle with rain fall shower, shower attachment and fitted shower door, vanity unit with wash hand basin, storage under and a low level WC. Tiled flooring. Recessed ceiling lighting. Double glazed window.

BEDROOM TWO 14' 3" x 13' 3" (4.34m x 4.04m)

Double glazed window. Wide plank wood effect flooring. Radiator.

BEDROOM THREE 12' 2" x 10' 1" (3.71m x 3.07m)

Double glazed window. Access to loft space. Wide plank wood effect flooring. Radiator.

BATHROOM

Refitted in white with chrome fittings and comprising of a tiled shower cubicle with fitted shower and shower door, panelled bath, vanity unit with wash hand basin, storage under and a low level WC. Colour coordinated part tiled walls and tiled flooring. Chrome heated towel rail. Extractor fan. Double glazed window.

OUTSIDE

DRIVEWAY

Full width driveway brick block driveway providing excellent off road parking facilities.

REAR GARDEN

An outstanding feature of this property is this landscape and well arranged rear garden. With a covered decked seating area an 'Indian sandstone' patio seating area otherwise laid with artificial lawn and herbaceous borders. Fenced boundaries. Garden sheds. Gated side access.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

Contact Details

142 Marlowes

Hemel Hempstead

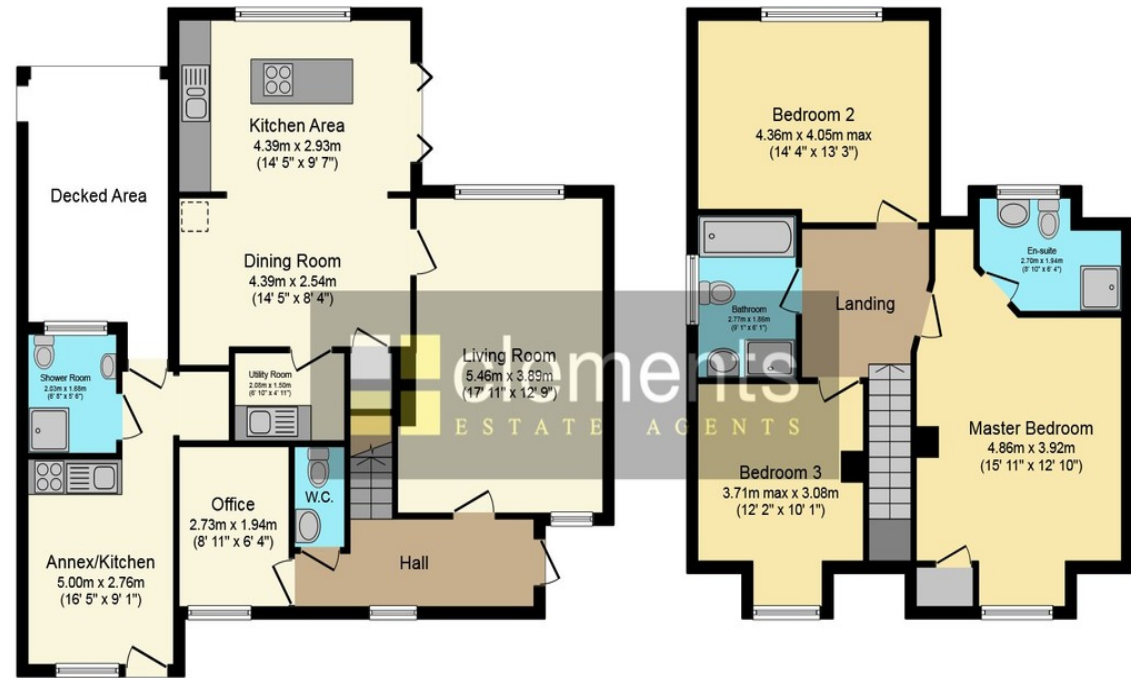
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Ground Floor

Floor area 82.0 sq. m. (883 sq. ft.) approx

First Floor

Floor area 65.0 sq. m. (700 sq. ft.) approx

Total floor area 147.0 sq. m. (1,582 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements