

Asking Price of : **£600,000**

tel: **01442 214151**



Veysey Close, Boxmoor Village, Hemel Hempstead HERTS HP1 1XQ

Clements are delighted to offer this luxuriously refurbished and superbly presented four bedroom Semi-Detached executive home with private and exclusive cul-de-sac situation close to the Village centre and convenient for the Mainline Railway Station with excellent links to London Euston. The property benefits superb decorative order, spacious room sizes and excellent local amenities including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre.

- Modern Town House
- Three / Four Bedrooms
- Excellent Decorative Order
- Superb Village Location
- Close to Amenities



Property Description

Luxuriously refurbishment and superbly presented four Bedroom Semi-Detached executive home with private and exclusive cul-de-sac situation close to the Village centre and convenient for the Mainline Railway Station. Luxury refitted Kitchen/Breakfast Room with granite work surface and integrated appliances. Refitted Ensuite Shower Room to Master Bedroom. Family Bathroom. Garage. Landscaped garden. 'Boxmoor Village' has a range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins)

STORM PORCH

With outside light and panelled part glazed front door with decorative leaded light and stained glass features and opening to the :-

ENTRANCE HALLWAY

Radiator. Return staircase to first floor.

CLOAKROOM

Fitted with a two piece suite in white with chrome fittings and comprising a wash hand basin with tiled splash back over and low level WC. Radiator. Double glazed window.

BEDROOM FOUR / STUDY 15' 6" x 10' 1" (4.72m x 3.07m)

Double glazed patio doors opening to the patio and rear garden. Double glazed window. Two radiators. Under stairs storage cupboard.

FIRST FLOOR LANDING

Radiator. Return staircase to second floor.

LOUNGE / DINER 20' 3" x 15' 6" (6.17m x 4.72m)

Spacious 'L' shaped room divided into two separate areas:

LOUNGE AREA

Two double glazed windows. Two radiators. Chrome recessed ceiling lighting. Ornate coving.

DINING AREA

Radiator. Chrome recessed ceiling lights. Ornate coving.

KITCHEN / BREAKFAST ROOM 15' 7" x 10' 5" (4.75m x 3.18m)

An outstanding feature of the property having been recently refitted to a high standard. The kitchen is fitted with a single bowl white ceramic sink unit with mixer tap and honed granite drainer and an extensive range of

matching wall and floor mounted white high gloss fronted units comprising both cupboards and drawers and with the benefit of matching pan drawers. Extensive range of impressive granite work surfaces with matching breakfast bar, splash backs and window cills. Range of further co-ordinated coloured glass splash backs. Integrated 5 burner 'Bosch' gas hob and matching 'Faber' extractor hood over. Integrated 'Bosch' oven and grill. Integrated automatic washing machine behind matching white high gloss fronts. Space and plumbing for dishwasher. Recessed ceiling lighting. Two double glazed windows.

SECOND FLOOR LANDING

Radiator. Shelved linen cupboard. Further built in cupboard.

MASTER BEDROOM 13' 6" x 10' 5" (4.11m x 3.18m)

Double glazed window. With far reaching roof top views towards Roughdown Common beyond. Radiator. Built in wardrobes. Access to loft space.

EN SUITE SHOWER ROOM Refitted in white with chrome fittings and comprising a tiled shower cubicle with fitted shower unit, vanity unit with inset wash hand basin and matching mirror fronted cupboards under, and low level WC with concealed cistern. Colour co-ordinated wall tiling with decorative border tiling. Chrome heated towel rail. Extractor fan. Recessed ceiling lights.

BEDROOM TWO 13' 6" x 8' 8" (4.11m x 2.64m)

Double glazed window. Radiator. Range of matching built in wardrobes to one wall.

BEDROOM THREE 10' 3" x 6' 7" (3.12m x 2.01m)

Double glazed window. Radiator.

FAMILY BATHROOM

Fitted in white with chrome fittings and comprising a panelled bath with mixer tap, shower attachment and fitted shower screen, pedestal wash hand basin, and low level WC. Colour co-ordinated part tiled walls with decorative border tiling. Chrome heated towel rail. Extractor fan.

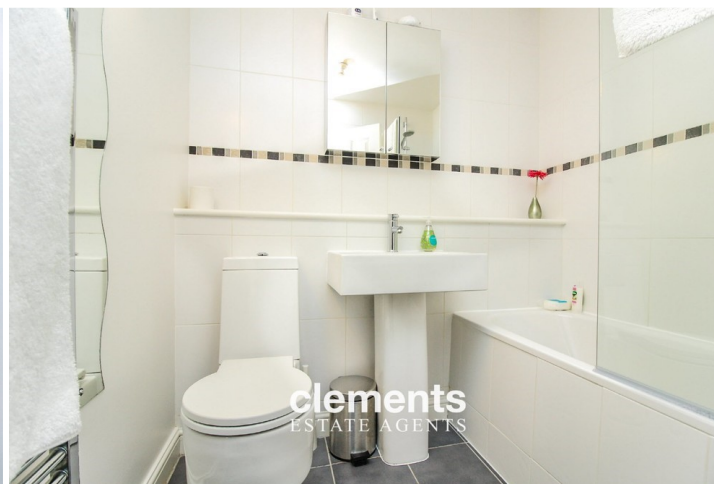
INTEGRAL GARAGE 17' 3" x 8' 5" (5.26m x 2.57m)

With power and light. Personal door to entrance hall.

DRIVEWAY

REAR GARDEN

Attractive westerly facing garden that has been landscaped with low maintenance in mind and is arranged with a paved patio, an 'astro turf' lawned area with a herbaceous border and a raised decked area with inset lighting. Fence enclosed.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

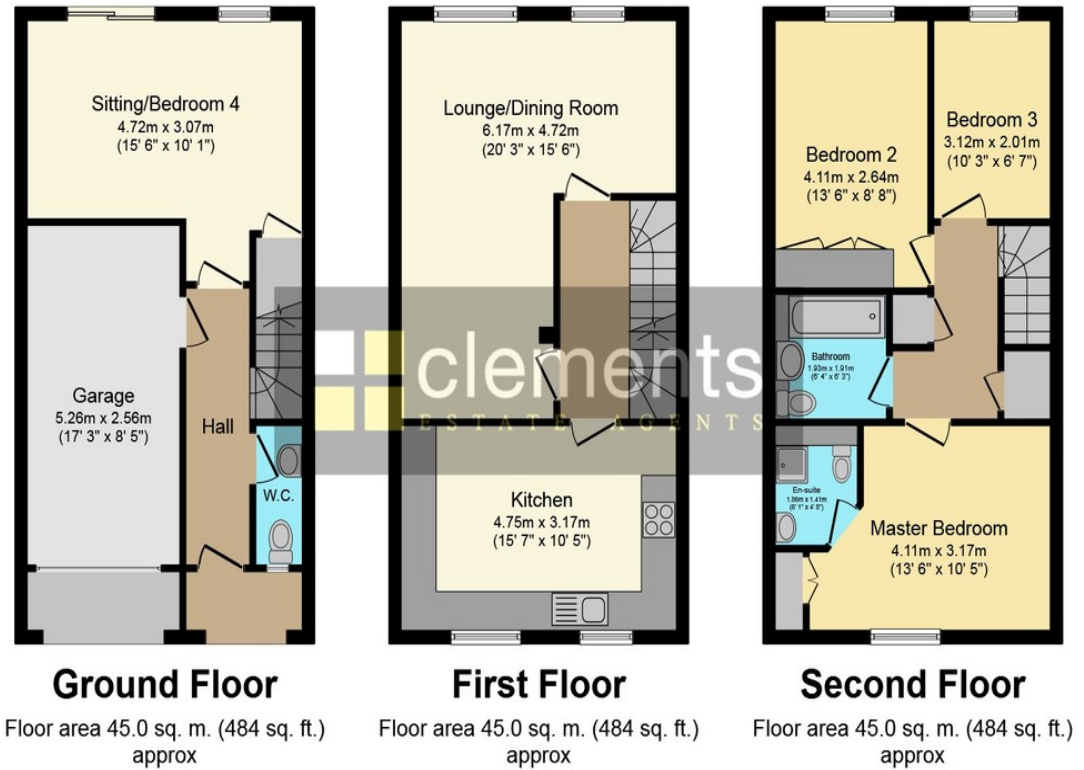
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Ground Floor
Floor area 45.0 sq. m. (484 sq. ft.)
approx

First Floor
Floor area 45.0 sq. m. (484 sq. ft.)
approx

Second Floor
Floor area 45.0 sq. m. (484 sq. ft.)
approx

Total floor area 135.0 sq. m. (1,453 sq. ft.) approx

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