

Offers In Excess Of **£625,000**

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London Road, Boxmoor, Hemel Hempstead HERTS HP3 9BD

Clements are delighted to offer this STUNNING early Victorian (circa 1842) extended Semi-Detached character family home offering a SUPERB range of features including EXCELLENT decorative order with a luxury kitchen and bathroom, spacious room sizes located over FOUR floors, off street parking, well kept gardens and a sought after BOXMOOR location set close to excellent local schools, amenities (approx 15 mins walk to town centre) and transport links including Hemel Hempstead station (approx 5 mins walk) with direct links to London Euston.

- SEMI-DETACHED HOME
- FOUR BEDROOMS
- EXCELLENT DECORATIVE ORDER
- BASEMENT / CELLAR
- LUXURY KITCHEN & BATHROOM



Property Description

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FRONT DOOR LEADING TO:

ENTRANCE HALLWAY

Extremely well decorated with Karndean flooring, wall mounted radiator, stairs leading to the first floor, doors to:

CELLAR ROOM 10' 6" x 5' 2" (3.2m x 1.57m)

With stairs down from the ground floor, some restricted head height, excellent storage or work space.

LOUNGE 13' 2" x 11' 5" (4.01m x 3.48m)

Extremely well decorated with feature double glazed windows with plantation style blinds to front aspect and frosted window to side, fitted carpet, feature wood burner, built in cupboards and shelving, ornate wall mounted radiator, picture rails.

SITTING / DINING ROOM 21' 6" x 10' 6" (6.55m x 3.2m)

Very well decorated with Karndean flooring, feature wood burner, double glazed window to front with plantation style shutters, built in cupboards and shelving, radiator, opening out to:

KITCHEN/BREAKFAST ROOM

17' 5" x 13' 8" (5.31m x 4.17m)

A stunning fitted kitchen with an excellent range of modern wall and floor mounted units with built in island, Quartz work surfaces with inset sink, instant hot water tap and drainer, integral dishwasher, space for a range style cooker & hood above, Karndean flooring, space and plumbing for an American style washing machine, Bi-Folding double glazed doors to the rear on to the garden, large skylight roof lantern, doors to:

UTILITY ROOM / CLOAKROOM

Comprising a range of wall and floor mounted units, roll top work surfaces with an inset ceramic sink with mixer taps, plumbing and space for a washing machine and tumble dryer, built in storage cupboard, low level WC, tiled walls, Karndean flooring, frosted double glazed window to rear.

STUDY 8' 1" x 6' 4" (2.46m x 1.93m)

Well decorated with Karndean flooring, double glazed skylight window, double glazed French doors to rear leading on to the garden.

FIRST FLOOR

Well decorated with doors to the bedrooms and bathroom, stairs to the second floor, double glazed window to side, ornate wall mounted radiator, fitted carpet.

MASTER BEDROOM 13' 3" x 11' 0" (4.04m x 3.35m)

Well decorated with double glazed windows to front and side with excellent views over the moor, fitted carpet, a feature cast iron fireplace, fitted wardrobes, radiator.

BEDROOM TWO 10' 8" x 10' 0" (3.25m x 3.05m)

Double glazed window to rear, a feature cast iron fireplace, wall mounted radiator, fitted carpet.

BEDROOM THREE 10' 4" x 8' 3" (3.15m x 2.51m)

A well decorated double aspect room with double glazed windows to front and rear, fitted carpet, radiator.

BATHROOM

A luxury bathroom suite comprising a walk in shower cubicle with wall mounted shower, roll top bath with mixer taps and shower attachment, high flush WC, wall mounted wash hand basin, radiator with a heated towel rail, frosted double glazed window to side, part tiled walls and feature tiled flooring.

SECOND FLOOR**LOFT ROOM / BEDROOM FOUR**

20' 3" x 9' 4" (6.17m x 2.84m) MAX

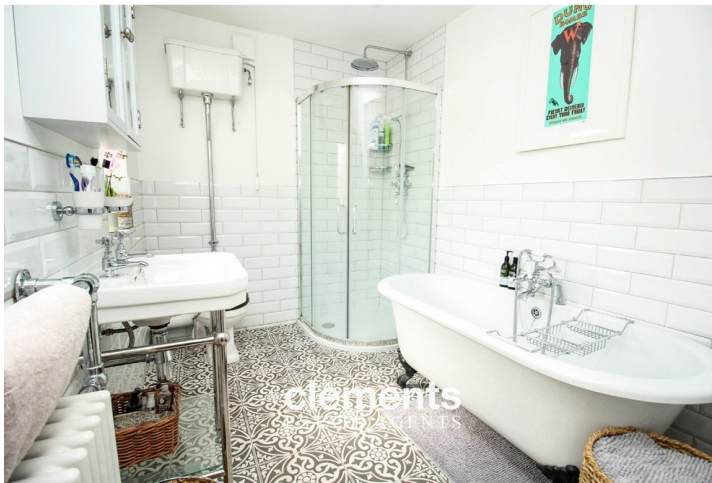
A large well decorated room with some restricted head height, eve storage, fitted carpet, double glazed window and skylights to side, radiator.

OUTSIDE**FRONT GARDEN**

Well kept with a block paved driveway offering parking for several cars, flower border.

REAR GARDEN

A large patio area leading to a mainly laid to lawn garden, various plants and shrubs, wall and fence enclosed.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

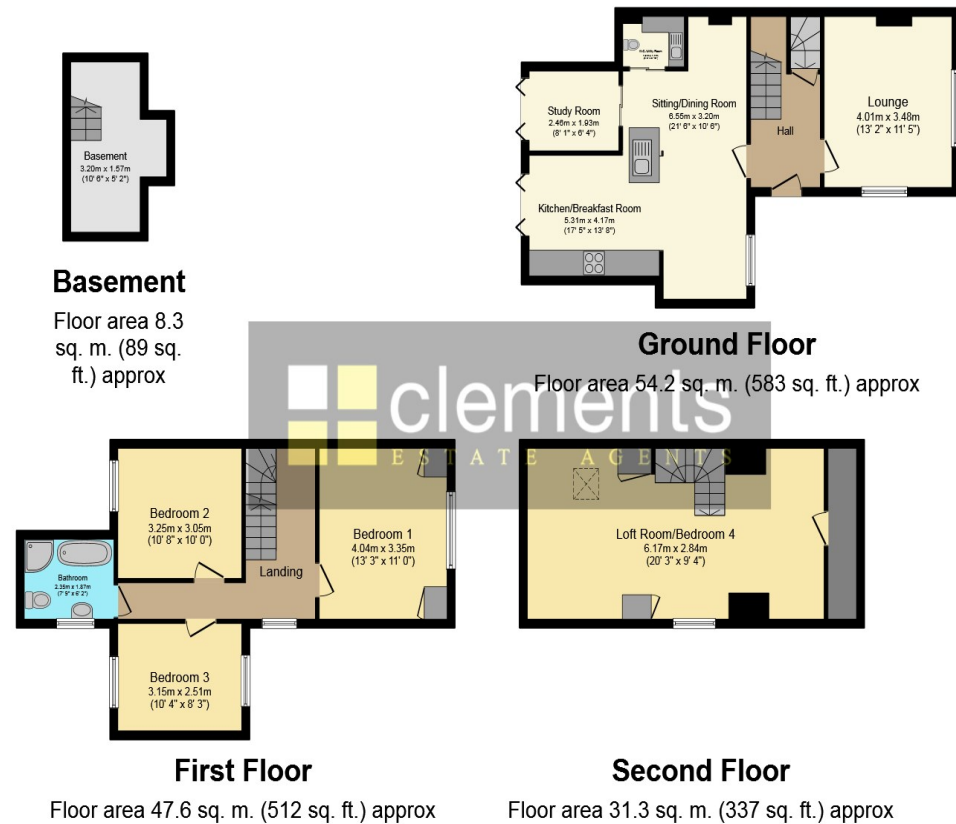
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Total floor area 141.4 sq. m. (1,522 sq. ft.) approx

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