

43 Horsecroft Road

Boxmoor

HP1 1PY

David  
**Doyle**  
Sales and Lettings

Offers in Excess of £600,000 Freehold



A rarely available Three Double Bedroom Character home situated in this premier Boxmoor side road close to excellent amenities including the village centre, highly regarded schooling and Hemel Hempstead Mainline Railway Station offering excellent links to London Euston. With accommodation laid out over 3 floors, the property offers flexible living space and comprises a hallway with stairs to the first floor and a door to the generous dual aspect living/dining room with a cast iron fireplace, an understairs guest cloakroom and a door leading to the bright fitted kitchen/breakfast room arranged with ample wall and base units, coordinating wooden work surfaces and breakfast bar, integrated appliances, space and plumbing for white goods and patio doors opening to the rear garden. To the first floor is a hallway with doors to two double bedrooms, one with a range of newly fitted bespoke wardrobes and a cast iron fireplace. Also accessed from the landing is the generous four piece family bathroom arranged with a white suite and chrome fittings and stairs leading to the second floor and the beautiful master bedroom suite with dual aspect views, eaves storage and a well planned en-suite shower room. Externally, the property benefits from a pleasantly private rear garden arranged with patio seating areas, a lawn with mature plant and shrub borders, a shed to the gardens end, fenced boundaries and side access to the front of the property offering a cottage garden with walled boundaries and a tiled path to the front door. Offered in beautiful decorative condition throughout and with the benefits of gas central heating and double glazing, an internal viewing is much advised to appreciate this lovely home.

'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).

Superbly presented 3 double bedroom Victorian character home

Retaining a wealth of period features and charm

Bespoke shutters to all aspects

Refitted four piece family bathroom

Living/Dining room with feature fireplace

18`3 approx refitted Kitchen/Breakfast room with solid oak worksurfaces

Ground floor Cloakroom

Gas heating to radiators. Double glazing.

Landscaped southerly facing rear garden

Convenient for `village` centre and mainline railway station

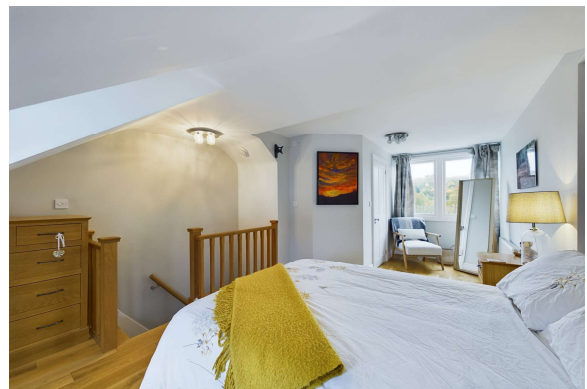
Council Tax Band E

Freehold

Scan here for more details







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

# 43 Horsecroft Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1PY

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built? 1860s

Council Tax Band D

This year council tax charge £2166.04

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Cable

Do you have a telephone connection? Landline

What parking facilities does your property have Permit Parking

Please state any costs per annum for parking £40 per year

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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