

228 Northridge Way
Boxmoor Borders
HP1 2AS

David
Doyle
Sales and Lettings

Price £500,000 Freehold



David Doyle are delighted to offer to the sales market this beautiful four bedroom family home with extended accommodation over three floors, situated in this popular residential location close to highly regarded schooling, amenities and Hemel Hempstead Mainline railway station offering excellent links to London Euston.

The property offers well planned accommodation and comprises to the ground floor; an entrance hall with stairs to the first floor and a door to the spacious sitting room opening to the dining area and leading to the fully integrated kitchen with white high gloss units and quartz work surfaces and patio doors opening to the very useful conservatory enjoying views of the rear garden. To the first floor is a landing with stairs to the second floor and doors to three lovely bedrooms, one of which is used as a fantastic home office and the refitted family bathroom. To the second floor is the exquisite master bedroom suite with attractive panelled walls, fitted wardrobes, eaves storage and an ensuite shower room.

Externally, the property benefits from a well planned private rear garden arranged with a patio, steps leading to lawn with a decked seating area, a brick built shed and fenced boundaries. To the front of the property is a further garden area with steps to the front door. Offered in excellent

order throughout and with the benefits of double glazing and gas central heating, this exceptional property is a must see.

'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 (Hemel Hempstead) offers an excellent service to London Euston (26 mins).

Four Bedroom Family Home

Accommodation Over Three Floors

Tastefully Decorated Throughout

Private Rear Garden

Close To Amenities, Schools & Mainline Station

Integrated Kitchen

Two Bathrooms

Conservatory

Communal Parking Bays Outside Property

Council Tax Band D

Freehold

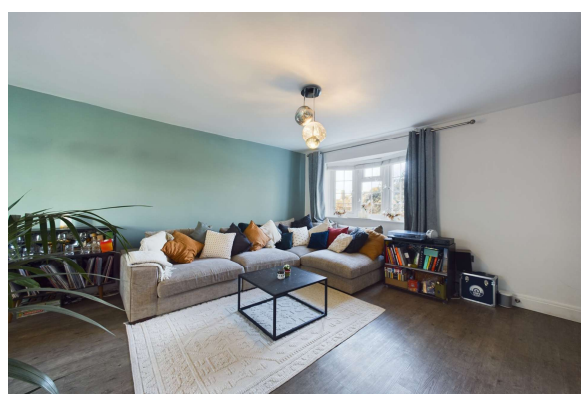


NORTHRIDGE, WAY HP1 2AS
APPROX. GROSS INTERNAL FLOOR AREA 1260 SQ FT / 117 SQ M.
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Scan here for more details



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			88
(69-80) C	76		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

228 Northridge Way, Hemel Hempstead, Hertfordshire, HP1 2AS

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?	-
Council Tax Band	-
This year council tax charge	-
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?	Unknown
What parking facilities does your property have	parking bays at end of road
Please state any costs per annum for parking	0
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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