

19 Halwick Close

Boxmoor

HP1 1XG

David
Doyle
Sales and Lettings

Offers in Excess of £500,000 Freehold



An excellent example of a three bedroom semi-detached family home with a garage and driveway situated in this much sought after Boxmoor cul de sac close to highly regarded schooling, amenities and travel links. The property has been extensively updated by its current owners to include a new kitchen, family bathroom and conservatory. The accommodation is beautifully presented and comprises an entrance hall with stairs to the first floor and doors to a guest WC and a generous living room with engineered wide plank wooden flooring and a door leading to the recently refitted kitchen/dining room comprising an attractive range of wall and base units, integrated appliances, coordinating work surfaces, space and plumbing for appliances and a distinct dining area with a large storage cupboard and sliding double glazed patio doors opening to the dual aspect conservatory enjoying views of the rear garden. To the first floor is a landing with loft access and doors to three bedrooms, the master with an en suite shower room. Finishing the accommodation is the recently refitted family bathroom, fitted in a high quality contemporary style with a white suite and chrome fittings. Externally, the rear garden is of good size, landscaped and arranged with patio and lawned areas, fenced boundaries and steps leading to the detached garage and gated rear access to the driveway. To the front of the property is a further landscaped garden area and a pathway to the front door. This rarely available family home has so much to offer and we highly recommend an internal viewing to appreciate its tasteful and well planned accommodation and excellent Boxmoor position.

Boxmoor Village benefits from the beautiful Moor with its cricket pitch and the Grand Union Canal and River Bulbourne running through it. The village has its own Village Hall and Playhouse, range of shops, restaurant and traditional houses. The mainline railway station offers an excellent service to London Euston (26 mins).

Rarely Available

Semi Detached Family Home

Tastefully Updated Throughout

Garage & Driveway

Cul de Sac Location Close To Amenities And Schools

Master With Ensuite Shower Room

High Quality Refitted Kitchen And Bathroom

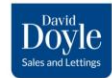
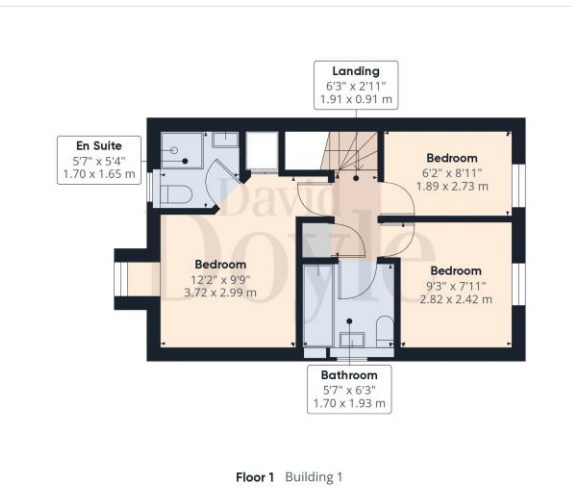
Newly Added Conservatory

Landscaped Gardens

Viewing A Must

Council Tax Band E

Freehold



Approximate total area¹⁾
947.75 ft²
88.05 m²

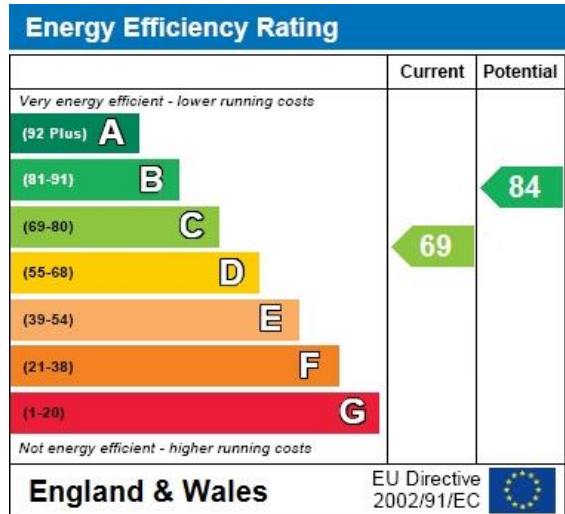


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





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

19 Halwick Close, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1XG

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?	1995
Council Tax Band	E
This year council tax charge	2647
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	Fibre to the property FTTP
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	Nil
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? Yes

If yes please state what restrictions are in place. Will follow up with information when sourced

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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.