

**Yew Tree Cottage, 82 St Johns
Road, Boxmoor, Hemel
Hempstead, Hertfordshire,
HP1 1NP**

David
Doyle
Sales and Lettings

Price £420,000 Freehold



This beautifully presented 2 double bedroom flint cottage retains a wealth of period charm while enjoying a pleasantly private tucked away position in the heart of Boxmoor `Village`. This property benefits from both a private garden, court yard and carport parking while being conveniently located for local shops, schools, amenities, Blackbirds Moor and Hemel Hempstead main line station with links to London Euston.

The ground floor is arranged with a dual aspect lounge dining room with an impressive feature fireplace and a pair of French doors that offer access out to the rear court yard. The kitchen breakfast room is again dual aspect and is fitted with a range of shaker style units, Oak worksurfaces, colour coordinated part tiled walls and a stable door with a bulls eye window offers access to the front. The ground floor is completed by a good sized family bathroom, fitted in white with chrome fitting and useful utility cupboard that offers space and plumbing for an automatic washing machine.

The first floor features two bedrooms accessed from the landing. The primary bedroom is dual aspect and features stunning original beams, while bedroom two also feature original beams and a useful built in wardrobe.

To the front of the property is a pleasantly private garden that is landscaped with an area laid to lawn with hedged boundaries and a garden shed. The court yard is located to the rear of the property and provides a convenient area for outside entertaining. The property also benefits from covered off road parking in the carport located to the side of the garden.

Viewing is highly recommended to fully appreciate this beautifully presented character cottage.

'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).

Beautifully presented 2 double bedroom flint character cottage

Tucked away and pleasantly private location in the heart of Boxmoor 'Village'

Carport offering covered off road parking

Dual aspect lounge dining room with an impressive feature fireplace

Kitchen breakfast room

Family bathroom

Bedrooms with original beams

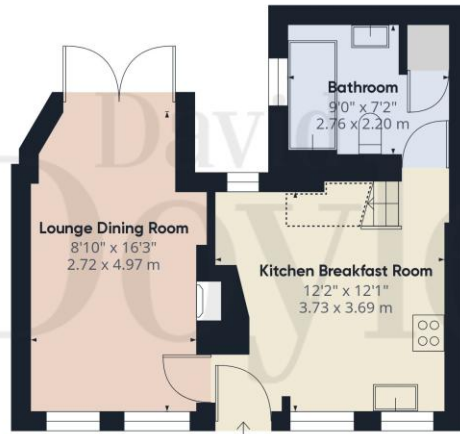
Court yard

Pleasantly private garden

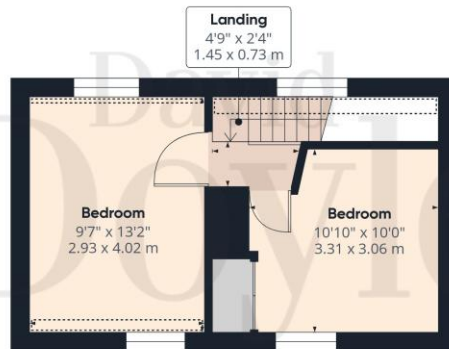
Viewing is a MUST

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area¹⁾
603.86 ft²
56.1 m²

Reduced headroom
26.16 ft²
2.43 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	58	
(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

Yew Tree Cottage, 82 St Johns Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1NP

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?	1725
Council Tax Band	C
This year council tax charge	1950
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Flint and brick
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
What parking facilities does your property have	Private/driveway Carport
Please state any costs per annum for parking	None
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?	Yes
If yes please state what rights are in place?	Right of way to the end cottage. Also right of way out the back of my cottage at the back through neighbours gate- 80
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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