

24 Puller Road

Boxmoor

HP1 1QN

David
Doyle
Sales and Lettings

Offers Over £475,000 Freehold



This stunning 2 double bedroom character cottage with extended ground floor accommodation is located in the heart of Boxmoor `Village` and is conveniently located for sought after schooling, local shops, amenities and Hemel Hempstead main line station with links to London Euston.

An outstanding feature of this property is the impressive kitchen dining family room located to the rear of the property, with vaulted ceilings, velux windows, underfloor heating, feature wooden beams and bi fold doors that open in to the rear garden. The kitchen is fitted with a range of shaker style wall and floor mounted units and an island unit that offer a breakfast bar area for informal dining. The ground floor is completed by a welcoming porch, a living room with a wood burning stove an inner hallway with stairs leading to the first floor and a luxuriously fitted family bathroom with underfloor heating and LED mood lighting. The bathroom is fitted to a high standard with a free standing bath and a separate shower cubicle while first floor feature 2 double bedroom, the master with recently fitted bespoke `Hammond` built in wardrobes . Externally the property has a pleasantly private rear garden and a useful summer house with power to the gardens end. To the front of the property is an attractive cottage garden and an electric car charging point. The property benefits from underfloor heating throughout the extension and bathroom.

This property has many attractive features and viewing is highly recommended.

'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).

2 Double bedroom character cottage in the heart of Boxmoor 'Village'

Impressive extended ground floor accommodation

Kitchen dining family room with vaulted ceiling, velux windows and bi fold doors

Living room with a feature fireplace

Luxuriously fitted family bathroom

Pleasantly private rear garden

Electric car charging point

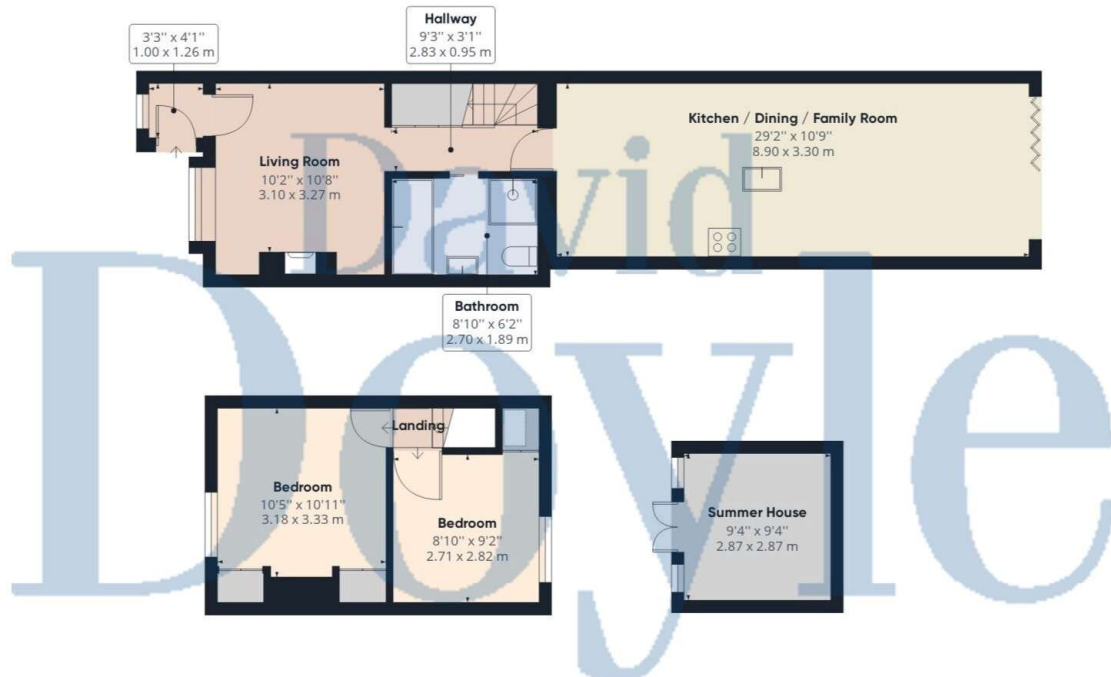
New carpets to stairs and master bedroom

New fuse board installed March 2023

Viewing is a MUST

Council Tax Band C

Tenure -Freehold



Approximate total area⁽¹⁾

871.97 ft²

81.01 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.

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24 Puller Road, Boxmoor, HP1 1QN

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?	Unsure
Council Tax Band	c
This year council tax charge	2018
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick
Roof type	Tile
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
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	None Road
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? No

Is your property is 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

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

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