

14 Glendale
Boxmoor
HP1 1TG

David
Doyle
Sales and Lettings

Price £525,000 Freehold



A very conveniently located, CHAIN FREE, five bedroom property with a driveway located in a much sought cul-de-sac in Boxmoor. With versatile accommodation, this property would be perfect for a growing family or investor alike.

Entering the hallway, on the left is bedroom two or study as a good sized double. Leading to the rear is bedroom three/sitting room with large windows and private access to the rear garden. Located on the ground floor is also a WC and a separate Shower room.

The hallway itself hosts a utility cupboard with space for twin washing / drying appliances.

The first floor boasts the kitchen with substantial storage and a twin `Butler` sink with cottage style door fronts and wooden work surfaces and the bright dual aspect living/dining room.

The second floor is home to three well sized bedrooms and the family bathroom. An additional benefit is the en-suite to the master and a large walk-in cupboard for further storage.

A loft hatch with integrated ladder leads into a partly boarded well insulated loft. The house has cavity wall insulation, fire alarm and Virgin Media broadband.

Externally, the rear garden is of generous size with patio seating areas, otherwise laid to lawn with mature plants and shrubs and fenced boundaries. To the front of the property is a driveway and further lawned area.

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) For commuters, Hemel Hempstead train station is little more than half a mile away, and provides a regular and direct service to London Euston in around 26 minutes. Alternatively, the M1 and M25 are both within a few minutes` drive.

Five Bedroom Family Home

Driveway

Much Sought After Boxmoor Location

Close To Schools And Amenities

Three Bathrooms And WC

Perfect For A Growing Or Multi Generational Family

Dual Aspect Living/Dining Room

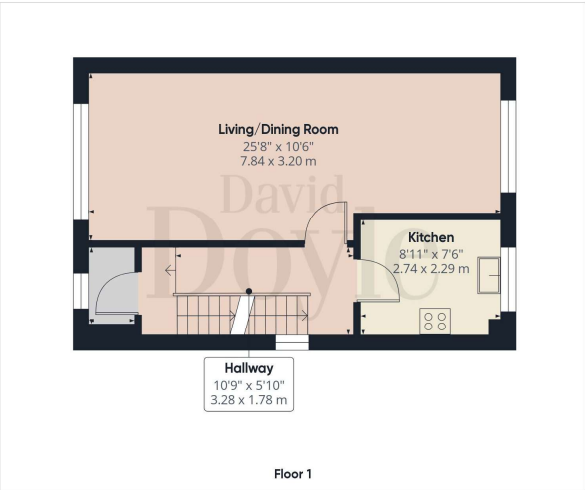
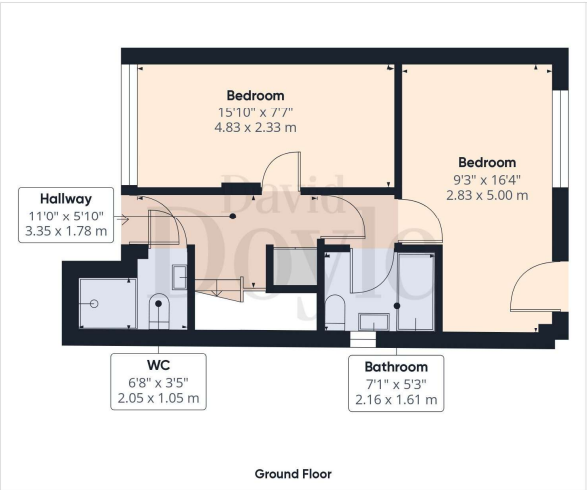
Large Garden

NO UPPER CHAIN

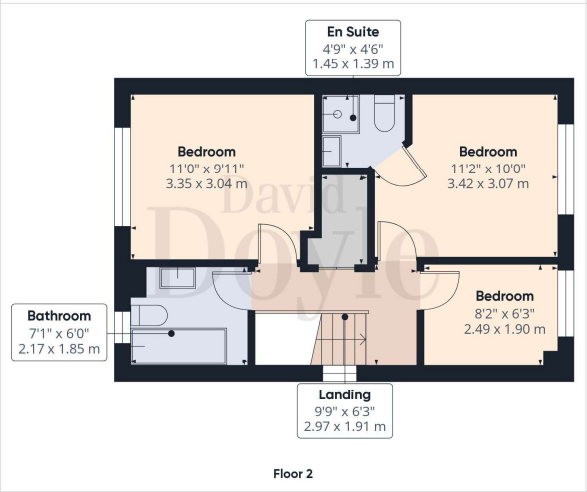
Viewing Advised

Council Tax Band E

Freehold



Approximate total area[†]
 1195.87 ft²
 111.1 m²



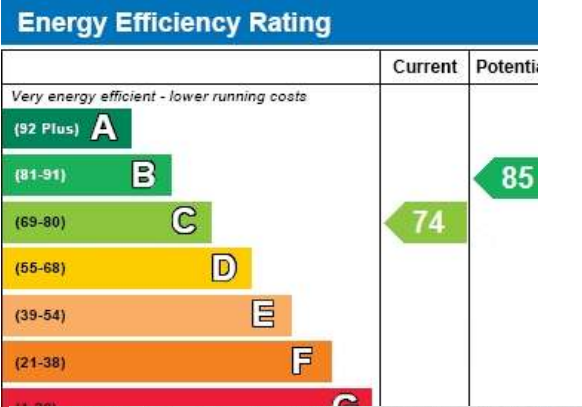
(1) Excluding balconies and terraces

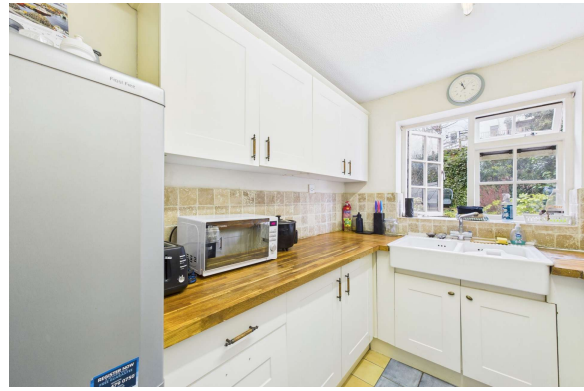
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Scan here for more details





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

14 Glendale, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1TG

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?	1980
Council Tax Band	C
This year council tax charge	2000
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	Cable
Do you have a telephone connection?	Unknown
What parking facilities does your property have	Private/driveway
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?	Yes
If yes please give details and links to planning portal.	Building plot next door. Permission for Townhouse.
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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