

**24 Standing Rise, Boxmoor,  
Hemel Hempstead,  
Hertfordshire, HP3 9AY**

David  
**Doyle**  
Sales and Lettings

**Offers Over £500,000** Freehold



Located in this sought after cul de sac in this popular area of Boxmoor is this well presented 3 bedroom family home that is conveniently located for local amenities and Hemel Hempstead mainline station with links to London Euston.

The ground floor is arranged with an impressive open plan kitchen dining family room with a pair of French doors that offer access out to the rear gardens patio seating area. The kitchen is fitted with a range of matching wall and floor mounted units comprising cupboards, drawers and a matching colour coordinated work surface. The ground floor is completed by a cloak room and a welcoming entrance hall with stairs leading to the first floor.

The first floor features a generous dual aspect living room that the owners use as two distinct areas.

On the second floor you will find 3 bedrooms and the family bathroom. The primary bedroom benefits from a range of fitted wardrobes while the bathroom has been refitted in white with chrome fittings.

To the front of the property is a driveway that offers off road parking. The rear garden is pleasantly private and landscaped with a patio seating area for outside entertaining, an area laid to lawn, a garden shed and gated rear access.

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).

Located in this sought after cul de sac in this popular area of Boxmoor is this 3 bedroom home

Conveniently located for local amenities and Hemel Hempstead mainline station

Open plan kitchen dining family room

Generous living room

Downstairs cloak room

Family bathroom

Pleasantly private rear garden

Driveway

Viewing is highly recommended

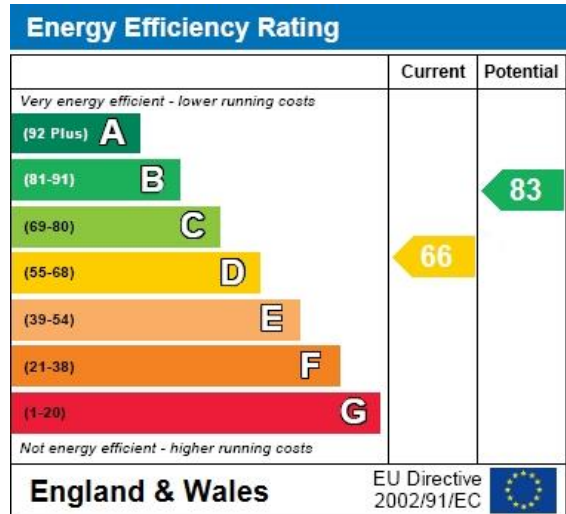
Call NOW to arrange a viewing

Council Tax Band D

Tenure -Freehold



Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 24 Standring Rise, Boxmoor, Hemel Hempstead, Hertfordshire, HP3 9AY

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?	1960's
Council Tax Band	D
This year council tax charge	£2271.02
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Not sure
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	N/A
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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