



**Cemmaes Court Road, Boxmoor, HP1 1ST**  
**Asking price £780,000**

**Sears & Co**  
estate & letting agents

AN EXTENDED and RARELY AVAILABLE four bedroom detached bungalow, situated in this prime position on Cemmaes Court Road, Boxmoor, HP1 with accommodation spanning in excess of 1700 SQFT, 1500 of which is located at ground floor level.

The layout comprises an entrance hallway, 25FT OPEN PLAN living/dining room, well appointed kitchen/breakfast room, useful utility room, principal bedroom with EN SUITE, second bedroom with EN SUITE, two further bedrooms, REFITTED family bathroom and a first floor study room.

Externally the property further benefits from an area of front garden, DRIVEWAY PARKING, a garage, with potential to convert, and a DELIGHTFUL private rear garden. Council tax band F. Contact SOLE appointed selling agents Sears & CO to arrange your viewing.



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#### **Front Door**

#### **Entrance Hallway**

Built in foot mat. Wood effect flooring. Two radiators. Under stair storage cupboard. Stairs to the first floor study room. Access to all four bedrooms, family bathroom, kitchen and living area.

#### **Living/Dining Room**

Two double glazed windows. Double glazed doors leading to the rear garden. Lantern style window. Three radiators. Feature open fire with wood surround and stone hearth. Wood effect flooring. Partial recessed down lighting.

#### **Kitchen**

Double glazed window. Fitted with a range of eye and base level units with wooden work surfaces over, also forming a breakfast bar. Integrated double oven with gas hob and extractor over. Space for a dishwasher. Integrated low level fridge.

Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Wood effect flooring. Radiator. Recessed down lighting. Access to the dining area and utility room.

#### **Utility Room**

Double glazed window. Double glazed door leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Space for a washing machine and tumble dryer. Space for an american style fridge freezer. Tile effect flooring.

#### **Principal Bedroom**

Double glazed window. Radiator. Fitted wardrobes. Access to the en suite shower room.

#### **En Suite Shower Room**

Double glazed window. Fitted with a three piece suite to include a shower enclosure with electric shower over, cabinet enclosed wash hand basin and a low level w/c. Tiled flooring. Tiling to splash back area. Chrome heated towel rail. Recessed down lighting. Extractor fan.

#### **Bedroom**

Double glazed box style window. Radiator. Access to the en suite shower room.

#### **En Suite Shower Room**

Double glazed window. Fitted with a three piece suite to include a shower enclosure with electric shower, inset wash hand basin with storage under and a low level w/c. Chrome heated towel rail. Tile effect flooring. Recessed down lighting. Extractor fan.

#### **Bedroom**

Double glazed bay window. Radiator.

#### **Bedroom**

Double glazed box style window. Radiator. Access to the loft.

#### **Family Bathroom**

Two double glazed windows. Fitted with a three piece suite to include a corner style bath with shower attachment, pedestal wash hand basin and a low level w/c. Tiled flooring. Tiling to splash back areas. Radiator.

#### **First Floor Study Room**

Velux style window. Eaves storage. Storage cupboard.

#### **To The Front**

An area of loose stones providing driveway parking. An area of front garden laid with areas of lawn and loose stones. Planted borders. Gated side access. Outside lights.

#### **Garage**

Accessed via an 'up and over' roller door to the front and a courtesy door from the garden. Double glazed window. Power and lighting.

#### **To The Rear**

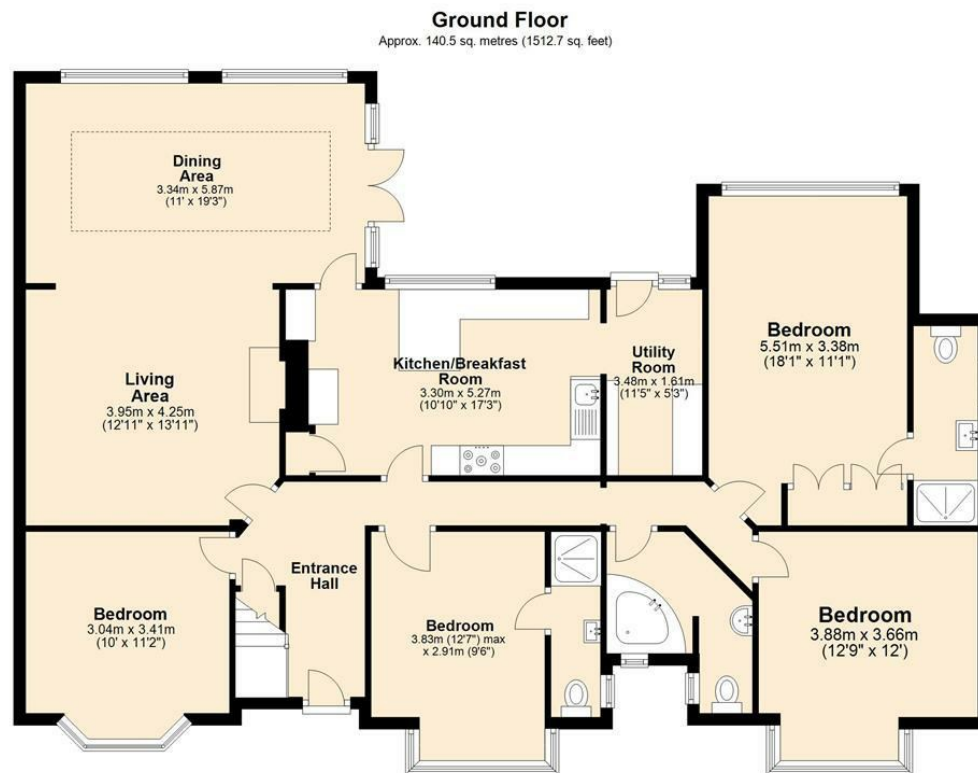
A private garden arranged with areas of decking, shingle, lawn and patio. Planted borders. Enclosed by a mixture of timber panel fencing and hedging. Courtesy door to the garage. Gated side access.

#### **Referral Fees**

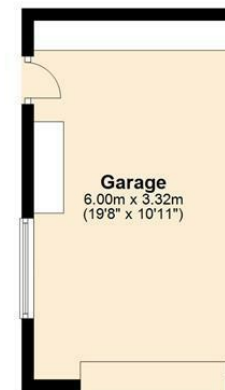
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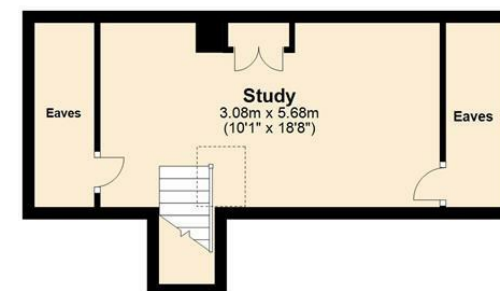




**Outbuilding**  
Approx. 19.9 sq. metres (214.3 sq. feet)



**First Floor**  
Approx. 18.7 sq. metres (201.1 sq. feet)



Total area: approx. 179.1 sq. metres (1928.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp. □

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call: 01442 254 100

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    | 80 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |