

**32 Sunnyhill Road, Boxmoor,
Hemel Hempstead,
Hertfordshire, HP1 1SZ**

David
Doyle
Sales and Lettings

Price £425,000 Freehold



Located in the sought after area of Boxmoor is this extended 3 bedroom family home with a garden office and rear parking that is offered to the market with no upper chain. The property is conveniently located for local shops, schools, amenities and Hemel Hempstead main line station with links to London Euston.

The ground floor comprises a living room that features a cast iron log burning stove, open plan kitchen dining room, a useful utility area and a downstairs family bathroom.

The first floor features 3 good sized bedroom, the primary bedroom benefits from a bay window and built in wardrobes.

With both front and rear gardens, the rear garden is pleasantly private and arranged with decked and patio seating areas, a pergola with a grape vine offering shade during summer months, a small garden pond, an area laid to lawn, herbaceous borders, gated side and rear access.

At the bottom of the garden is a generous, fully insulate and very useful garden office. With power, lighting and infrared heating panels, the garden office offers flexibility of use and also benefits from a small kitchenette area and a shower room.

To the rear of the property is a service road that offers access to the properties off road parking.

Viewing is highly recommended.

Being located in close proximity of 'Boxmoor Village` this property is within easy reach of its 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).

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Extended 3 bedroom family home

Sought after location convenient for local amenities

Useful garden office with a shower room

Parking to the rear

Living room with a cast iron log burning stove

Kitchen dining room

Downstairs family bathroom

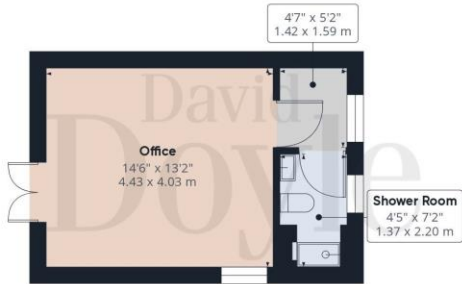
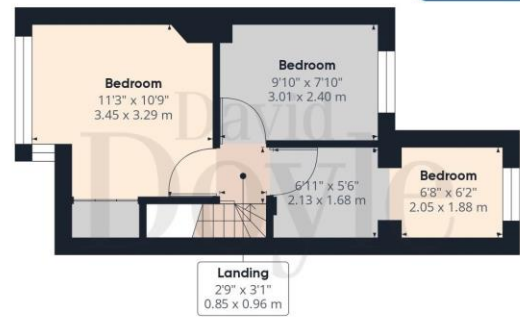
Pleasantly private rear garden

NO UPPER CHAIN

Viewing is a MUST

Council Tax Band D

Tenure -Freehold



Approximate total area¹⁾

983.39 ft²
91.36 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 are based on RICS IPMS 3C standard.

GIRAFFE360

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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

32 Sunnyhill Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1SZ

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? 1959?

Council Tax Band D

This year council tax charge 2166.04

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

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 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? 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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