



Beechfield Road  
Hemel Hempstead, HP1 1NZ

squire | estates

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## Beechfield Road, Hemel Hempstead

Located in the heart of Boxmoor, this modern two-bedroom end-of-terrace house offers spacious and modern living in a prime residential setting. Just a short walk from the mainline railway station with fast, direct trains to London Euston, and close to Boxmoor village shops, this home combines convenience with charm.

The ground floor features a large open-plan kitchen, dining, and lounge area – perfect for everyday living and entertaining. The kitchen is fitted with units, built-in appliances, and includes a useful storage cupboard housing the gas boiler and benefits from Velux windows and folding doors that open onto a private rear patio, creating a seamless flow between indoor and outdoor space. . The bright lounge area is located to the front. A ground-floor cloakroom adds to the practicality.

Upstairs, there are two double bedrooms, both with fitted wardrobes and their own en suite shower rooms, offering comfort and privacy. The rear garden is landscaped with a patio area, stepped bedding sections, a garden shed, and side gated access to the front.

Further benefits include off-road parking and no upper chain, making this an ideal purchase for a swift and stress-free move.

This is a rare opportunity to own a modern home in one of Hemel Hempstead’s most sought-after locations, close to open spaces, canal walks, transport links, and excellent local amenities.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

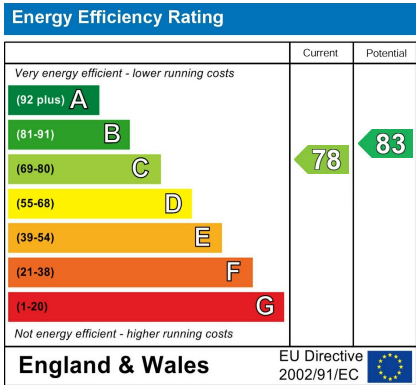


## Features

- Boxmoor Location
- Open Plan Kitchen, Dining, Living Area
- Velux Windows
- Two Double Bedrooms Both With Ensuities
- Bi-Fold Doors Leading to the Garden
- Off Road Parking
- End of Terrace
- Open and Spacious

## To Book a Viewing

Please contact Squire Estates on 01442 233533.



## Ground Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



## First Floor

Approx. 31.7 sq. metres (341.1 sq. feet)



Total area: approx. 77.4 sq. metres (833.1 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  
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