

**FOR
SALE**



Kingsland Road, Hemel Hempstead

squire | estates

This good size three bedroom family home is ideally situated in the sought-after area of Boxmoor, within walking distance of the train station, making it perfect for commuters and families alike. Offered to the market chain free, this property provides a fantastic opportunity for a smooth and straightforward purchase.

To the front of the property, the kitchen is fitted with a range of wall and base units and offers space for a washing machine, fridge freezer and dishwasher, creating a practical and functional layout. The spacious lounge features a useful under-stairs storage cupboard and sliding doors that open directly onto the rear garden, allowing plenty of natural light and providing an ideal space for both relaxing and entertaining. The ground floor further benefits from a convenient downstairs WC.

Upstairs, there are three good-sized bedrooms, with bedrooms one and two enjoying built-in storage cupboards. The family bathroom is well-appointed and comprises a bath, separate shower cubicle, WC and wash hand basin.

Externally, the property boasts a private rear garden with a patio area and lawn, perfect for outdoor dining and family enjoyment. To the front, there is a driveway providing off-road parking as well as an integral garage, offering additional storage or parking options. The property benefits from gas central heating which is regularly serviced.

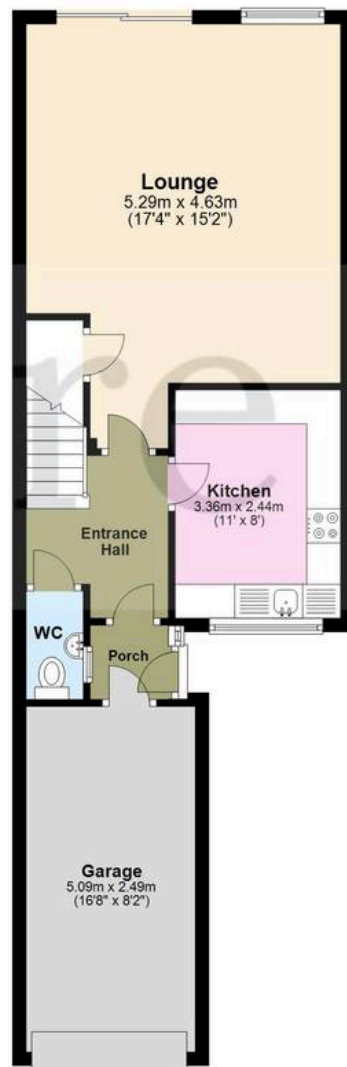
Early viewing is highly recommended to appreciate all that this fantastic Boxmoor home has to offer.

- Three bedroom family home
- Located within walking distance to train station
- CHAIN FREE
- Walking distance to Boxmoor High Street
- Garage and Driveway



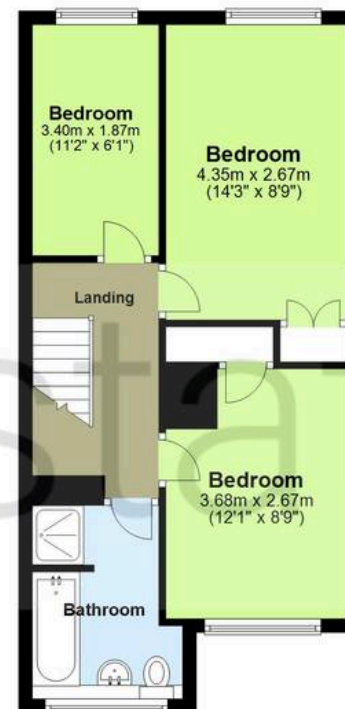
Ground Floor

Approx. 55.9 sq. metres (601.9 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



Total area: approx. 99.1 sq. metres (1066.2 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.

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t. 01442 233533 | e. homes@squirestates.co.uk