

**FOR  
SALE**



St. Johns Road, Hemel Hempstead  
Guide Price £400,000

squire | estates

Situated in the heart of Boxmoor High Street, this charming two bedroom cottage offers tons of character.

The property welcomes you with a cosy lounge positioned at the front, creating a warm and inviting living space. This leads through to a separate dining room, which leads into a galley style kitchen fitted with ample wall and base units. The kitchen also provides space for a fridge freezer and washing machine, along with direct access to the rear garden.

The ground floor further benefits from a well appointed bathroom comprising a bath, wash basin, and WC.

Upstairs, the property offers two generously sized double bedrooms, with the principal bedroom featuring two useful fitted cupboards for added storage. There is a large room in the loft accessed via a loft hatch and pull out ladder, this space has a velux window.

Externally, the rear garden is paved for ease of maintenance and provides a pleasant outdoor space with room for a garden table, ideal al fresco dining.

Boxmoor is a highly sought-after residential area, known for its charming village feel benefiting from a range of local shops, cafés, and restaurants along the High Street. The area is particularly known for its Cricket Green, the picturesque Boxmoor Trust land and the Grand Union Canal.

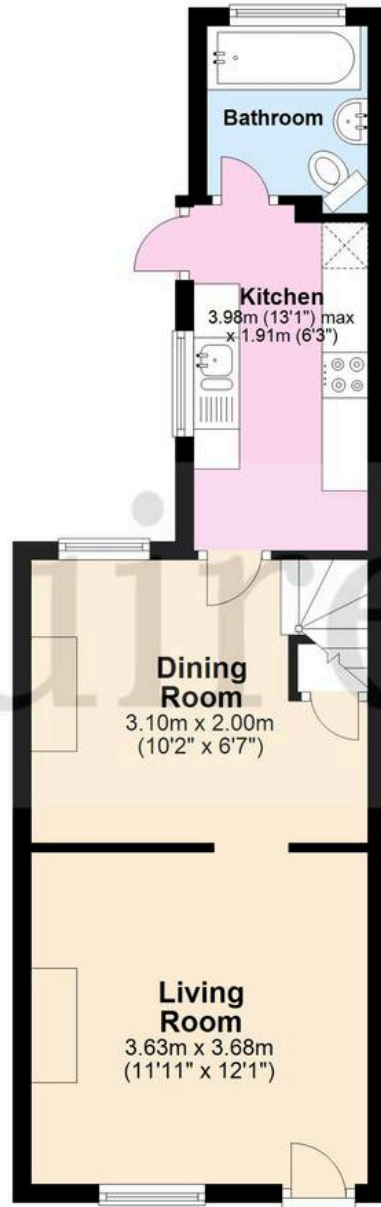
For commuters, Boxmoor is ideally positioned with easy access to Hemel Hempstead mainline station, providing fast and frequent services into London Euston. The area is also well connected by road, with the M1 and M25 motorways within convenient reach.

- Two bedroom cottage
- Boxmoor location
- Downstairs bathroom
- Rear garden
- Walking distance to the train station
- Large loft room with velux window.



## Ground Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



## First Floor

Approx. 25.6 sq. metres (275.6 sq. feet)



Total area: approx. 61.7 sq. metres (664.3 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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