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Boxted Road  
Hemel Hempstead, HP1 2QJ

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## Boxted Road, Hemel Hempstead

Welcome to this immaculate and meticulously maintained 3-bedroom mid-terrace house nestled in the sought-after area of Warners End. This property exudes charm and comfort, offering the buyer the perfect blend of contemporary living and elegance.

As you enter, you are greeted by a warm and inviting sitting room located at the front of the house. The cozy atmosphere sets the tone for relaxation. Moving seamlessly from the sitting room, you'll discover a well-designed kitchen breakfast room. This well apportioned room boasts built-in appliances, ample wall and floor units, and a convenient sit-up breakfast bar. The room spans the width of the house, providing a delightful space for casual meals and entertaining. The kitchen's thoughtful layout ensures both functionality and style.

On the ground floor, a well-placed WC adds convenience, while a versatile utility area awaits, offering the potential for use as a home office. This flexible space adapts to your lifestyle needs, providing a comfortable and practical solution for those seeking a dedicated workspace.

Ascend to the first floor, where three charming bedrooms await. Each room is tastefully appointed, offering a peaceful retreat for residents. The modern family bathroom on this level reflects contemporary design, providing a spa-like ambiance for relaxation and rejuvenation.

Externally, the property boasts the convenience of two off-road car parking places to the front, whilst the attractive and neat garden to the rear enhances the overall appeal, offering a private outdoor sanctuary for relaxation and al fresco dining.

In summary, this well-presented residence not only offers a cozy and stylish interior but also enjoys a prime location in the popular Warners End area. With its thoughtful layout, modern conveniences, off-road parking, and an enchanting rear garden, this property is ready to welcome you home

This property is positioned in the popular area of Warners End centrally located on the south side of Hemel Hempstead close to Hemel Hempstead mainline station, providing a fast and frequent railway service into London Euston in 24 minutes.

Local amenities within walking distance include a doctors surgery, parade of shops, and a petrol station. The local schools are Micklem Primary School and Laureate Academy Secondary School.

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

- Three bedroom house
- Well presented and maintained
- Lovely kitchen / breakfast room
- Utility room / study
- Two off road parking places
- Neat rear garden

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C	74		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

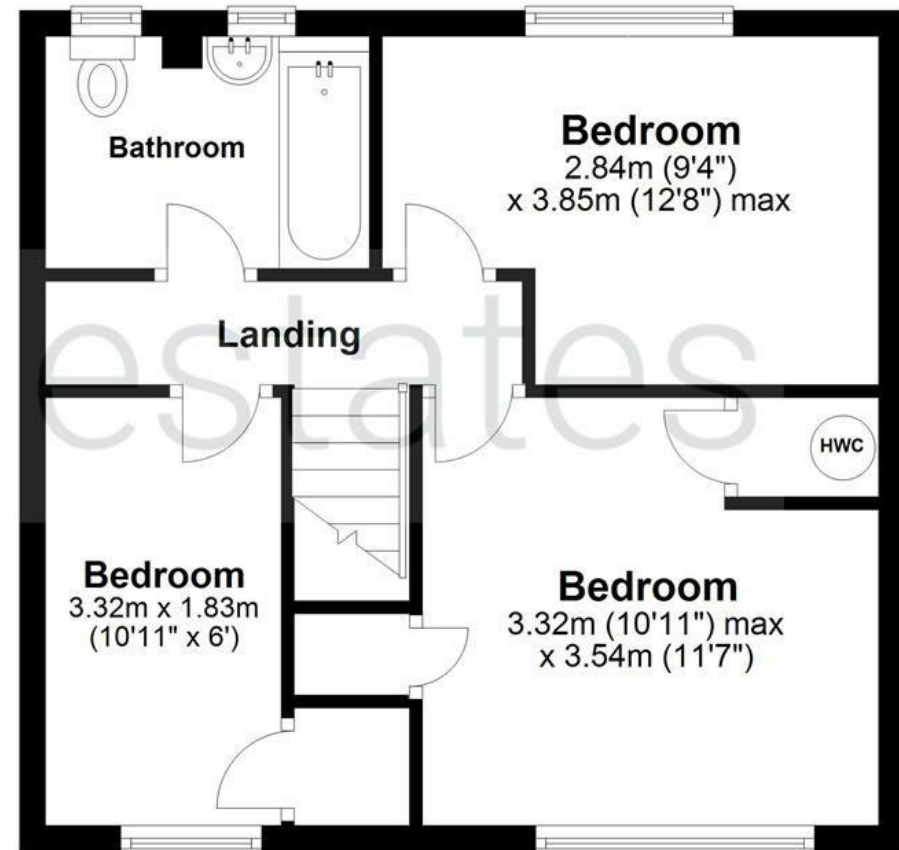
## Ground Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



Total area: approx. 80.3 sq. metres (864.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.



