



St. Johns Road  
Hemel Hempstead, HP1 1NP

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## St. Johns Road, Hemel Hempstead

This charming south facing semi-detached 2 double bedroom character cottage is nestled in the heart of Boxmoor with delightful views across the Moor. Retaining many of its period features the cottage has exposed beams throughout an Inglenook fireplace, solid wooden doors and bakers oven

Upon arrival, a delightful cottage garden greets you, guiding you along a path to the inviting front door. Stepping inside, the lounge exudes a cosy ambiance, boasting exposed beams and an Inglenook fireplace complete with a traditional log burner, perfect for snug evenings. The dining room offers a generous space and seamlessly flows into the fully fitted kitchen. The kitchen features painted wall and floor units, integrated appliances, and wood-effect work surfaces, creating a warm and functional culinary space.

Ascending to the first floor, you'll find two well-appointed double bedrooms, both adorned with charming beams, adding to the cottage's character. The highlight of the first floor is undoubtedly the spectacular family bathroom, which boasts both a bath and a separate shower cubicle, providing a luxurious retreat.

For convenience, parking for one vehicle is available behind gates to the front of the property. It's important to note that while this cottage offers a welcoming front garden, it does not feature a rear garden. Overall, this character-filled cottage offers a perfect blend of traditional charm and modern comfort, providing an idyllic retreat in the heart of Boxmoor.

The cottage is double glazed throughout and has gas central heating.

This fabulous cottage is situated close to local shops, amenities and a short walk to Hemel BR station that offers a fast and frequent railway service into London Euston. The area benefits from being close to the M1 and M25 motorways, providing easy links to Heathrow, Gatwick and Luton airports

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

- Character Cottage
- Boxmoor Village
- Two double bedrooms
- Exceptional bath / shower room
- Two reception rooms
- Gas central Heating & Double glazing
- Off road parking
- Walking distance to BR station

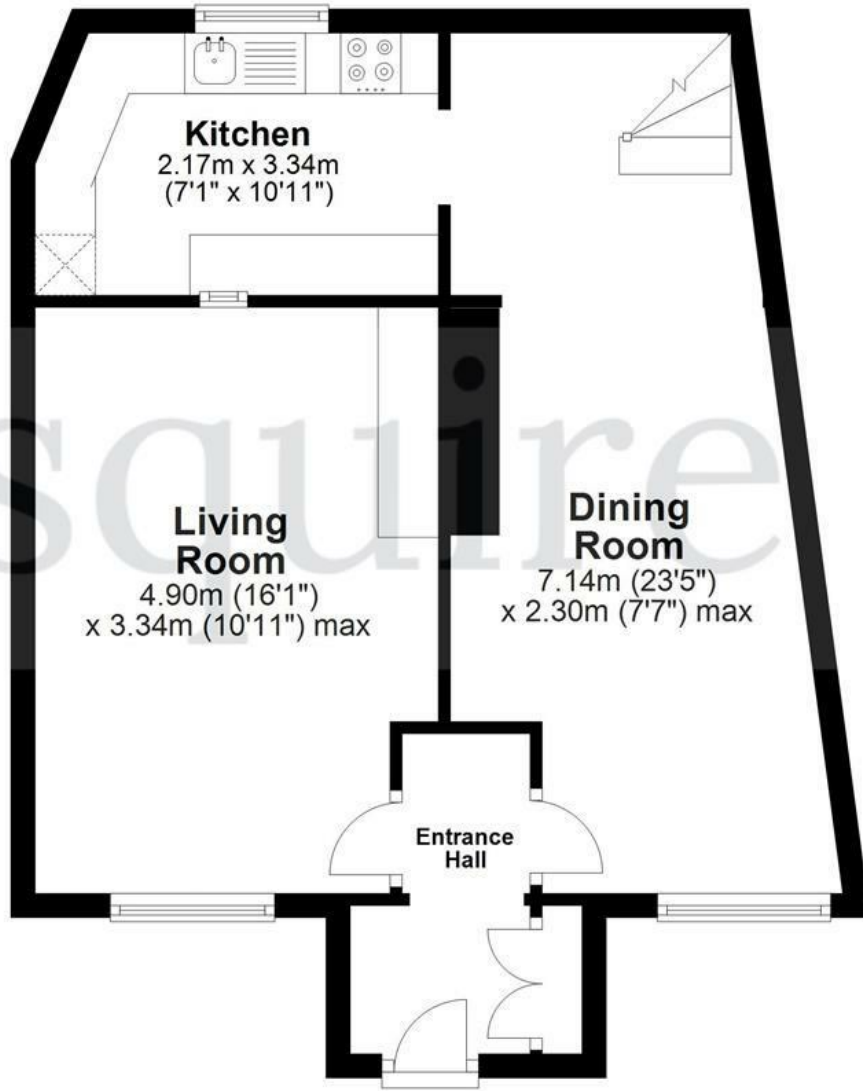
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

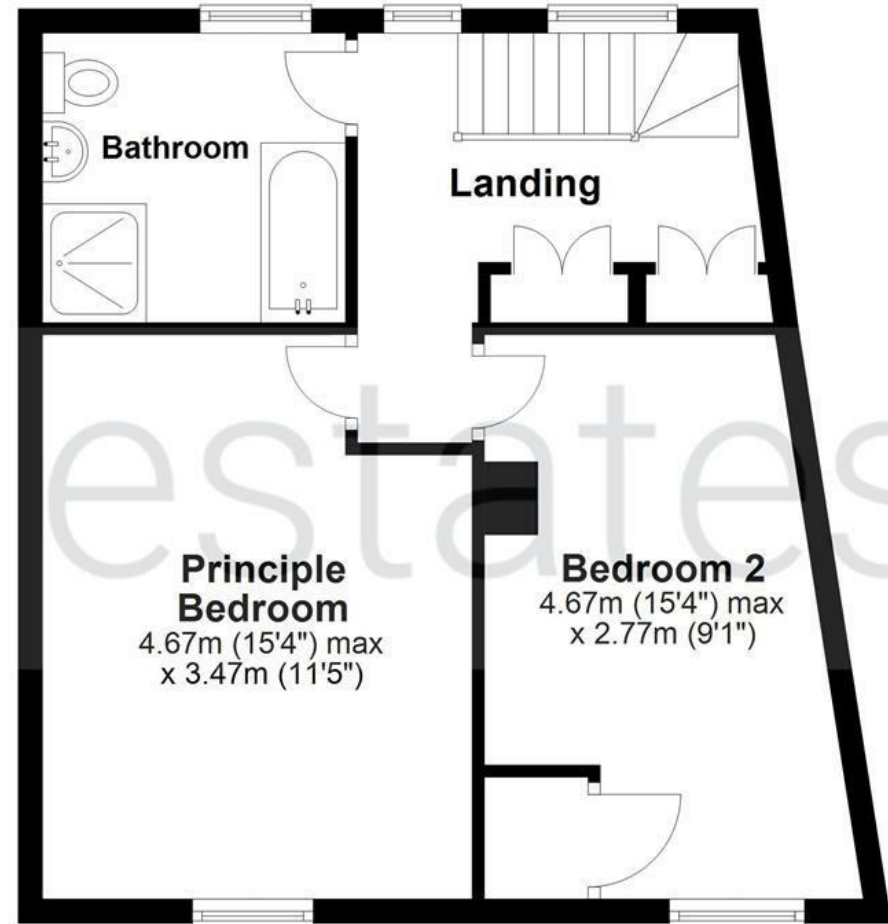
## Ground Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



## First Floor

Approx. 38.0 sq. metres (409.2 sq. feet)



Total area: approx. 84.9 sq. metres (913.6 sq. feet)

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



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