



Castles

GROSVENOR TERRACE
Boxmoor, Hemel Hempstead HP1 1QJ

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£435,000
(Freehold)

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This mid-terrace town house is a rare find, coming to the market in fabulous order and offering a wealth of character.



Visitors will immediately be drawn to the attractive front of this cottage-style property which offers a welcome into a deceptively spacious home.

The accommodation opens directly into a large living and dining room with an attractive archway to separate the two areas. The living area then leads into a modern kitchen with fitted wooden units and plenty of room for appliances. There is also a very useful utility room to add further space.

The kitchen leads out to a large garden which is laid to lawn and provides complete privacy thanks to hedging and fencing all round.

There are two good-sized bedrooms on the first floor plus a delightful bathroom, fitted with designer floor tiling and smart and contemporary white fittings.

The loft has been converted* to a stunning double bedroom with two dormer windows to provide light and air throughout.

**At the time of Marketing the property we are not in receipt of a building regulations compliance certificate and therefore are unable to warrant compliance with building regulations.*

Specifications

2 BEDROOMS
1 RECEPTION
1 BATHROOM
CHARACTER PROPERTY
LOFT ROOM
UTILITY ROOM
SUMMER HOUSE
DESIRABLE LOCATION
RESIDENT PARKING



There is a beautifully designed patio and seating area with raised beds and a gorgeous garden room.



A little about the corner of the world we call home...

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.

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 are for guidance only.

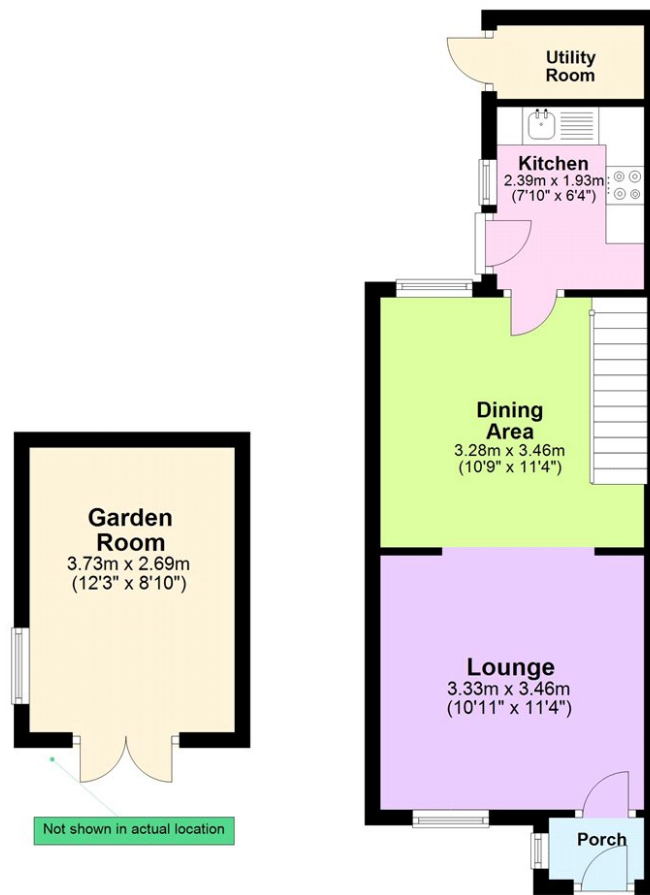
Tenure: Freehold

Council Tax Band: D

EPC Rating: E

Ground Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



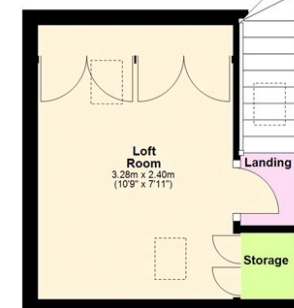
First Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



Second Floor

Approx. 10.4 sq. metres (111.5 sq. feet)



Total area: approx. 81.3 sq. metres (875.4 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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