



Castles

COPPER BEECH CLOSE
Boxmoor, Hemel Hempstead HP3 0DG

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£1,195,000
(Freehold)

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When it comes to kerb appeal there is very little to beat this delightfully imposing four-bedroom property.



A sweeping tree-lined front lawn leads to a double garage and then up to the inviting entrance and front door.

The spacious hallway provides access to a large living room, separate dining room, lounge and a large galley-style kitchen and breakfast area. There is also a utility room, pantry, store and rear lobby to add to the immense amount of space on the ground floor.

The kitchen is stunningly fitted with red tiles and white cupboards and leads seamlessly into the breakfast area.

The living space has a number of inviting features including a fireplace and access to the landscaped garden which is as attractive and capacious as the house, featuring a patio and plenty of mature planting.

Upstairs offers four bedrooms, one being en-suite and each with fitted storage. There is also a modern bathroom with separate WC.

The positioning of this property provides a real 'wow' factor as well as far reaching views across the neighbourhood, particularly from the spectacular positioning of a seating area on top of the double garage rooftop at the front of the house.

Specifications

- 4 BEDROOM
 - DETACHED FAMILY HOME
 - OVER 2300 sq ft
 - 3 RECEPTION ROOMS
 - EN-SUITE TO MASTER
 - STUNNING VIEWS
 - DOUBLE GARAGE
 - OFF ROAD PARKING
 - LANDSCAPED GARDENS
 - SCOPE TO EXTEND
- S.T.P.P.



Set into a generous area of land, there is a wealth of character from the minute you set eyes on this attractive home.



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

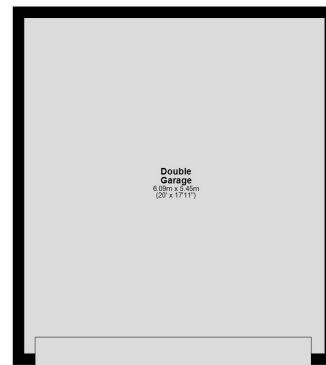
Council Tax Band: G

EPC Rating: D

Ground Floor
Approx. 98.5 sq. metres (1059.8 sq. feet)



Lower Ground Floor
Approx. 33.2 sq. metres (356.9 sq. feet)



First Floor
Approx. 89.9 sq. metres (967.4 sq. feet)



Total area: approx. 221.5 sq. metres (2384.1 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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