



St. Mary's Place | Boxmoor | HP1 1GG  
Offers In Excess Of £775,000





This exclusive two/three bedroom terraced home offers the perfect blend of modern living and peaceful surroundings, ideally suited to the over 55s. Located within a thoughtfully designed development, the property enjoys its own private garden and garage parking.

Ground floor accommodation is comprised of a spacious sitting room that flows seamlessly into an extensively glazed kitchen and dining area at the rear, creating an inviting and open space perfect for socialising. This stunning home is finished to a high specification with extensive bespoke storage in the sitting room, plus underfloor heating throughout the ground floor to ensure comfort. Contemporary Nolte kitchen cabinetry is complemented by integrated Neff appliances creating a stylish yet practical cooking environment. The layout also incorporates a downstairs WC for added convenience.

The first floor features two ensuite bedrooms. Comprehensive fitted wardrobes in one of the bedrooms creates a superb dressing area. In addition, the large landing is a versatile space that could be utilised as an office, hobby area, or, with a little modification, a third bedroom. The modern ensuite shower rooms are equipped with Duravit sanitary-ware and Hansgrohe fittings with beautiful Porcelanosa tiling and underfloor heating imbuing a sense of luxury.

The property further enjoys a private landscaped rear garden with patio area and easy-to-maintain artificial lawn complemented by established planting. A separate garage offers secure parking.

St Mary's Place is an exclusive development of just 20 homes arranged around two pretty courtyard gardens; this particular property is situated within the North Courtyard. There is the benefit of a residents' room for meeting and socialising, and an estate manager on hand for advice and emergencies. Amenities are within walking distance.

#### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band F (Dacorum).

#### Tenure

Lease: 150 years from 2021  
Ground rent: £250/year  
Service charge: £3,070.69/year

#### Situation

Boxmoor 'village' is on the outskirts of Hemel Hempstead and close to beautiful Chilterns countryside. Box Moor Trust common land is at the heart of this community. Excellent shopping and recreational facilities are available nearby. The mainline station provides a fast and frequent service to London (Euston), whilst the M1 and M25 are just a short drive away.



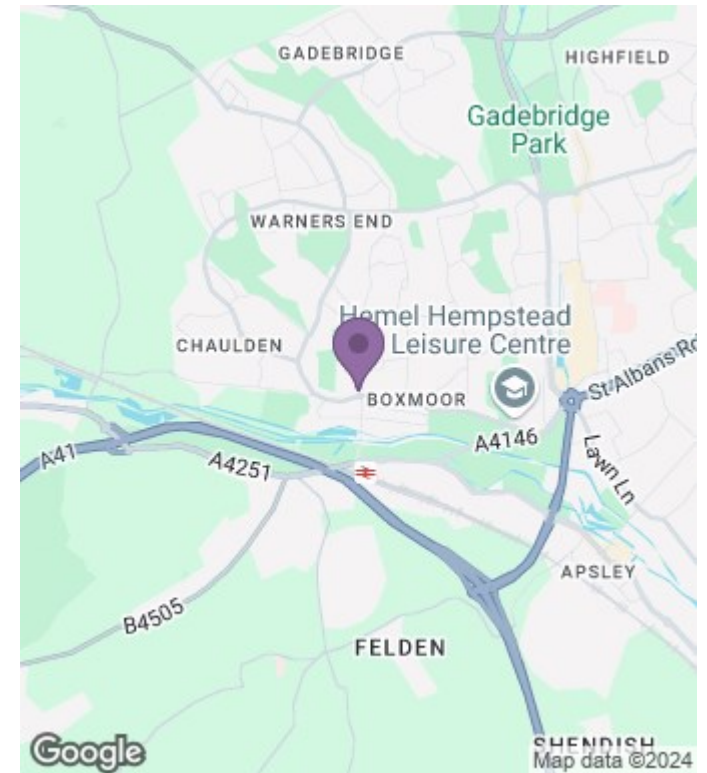






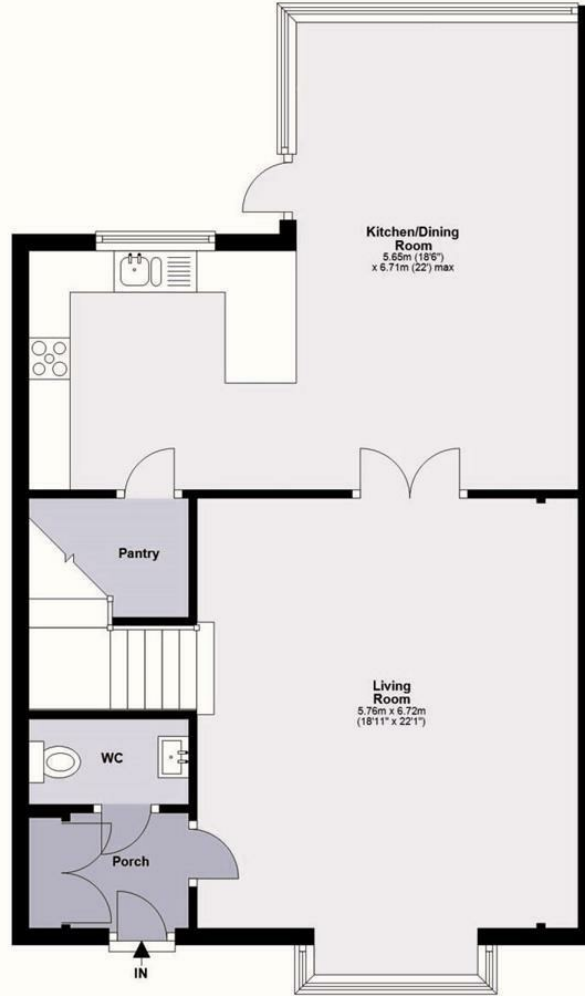


- 1,445 square feet
- High spec finish throughout
- Excellent reception space
- Two bedrooms
- Two stylish ensuite showers
- Private rear garden
- Garage & visitor parking
- Reassurance of on-site manager
- Friendly community for over 55s
- Amenities within walking distance



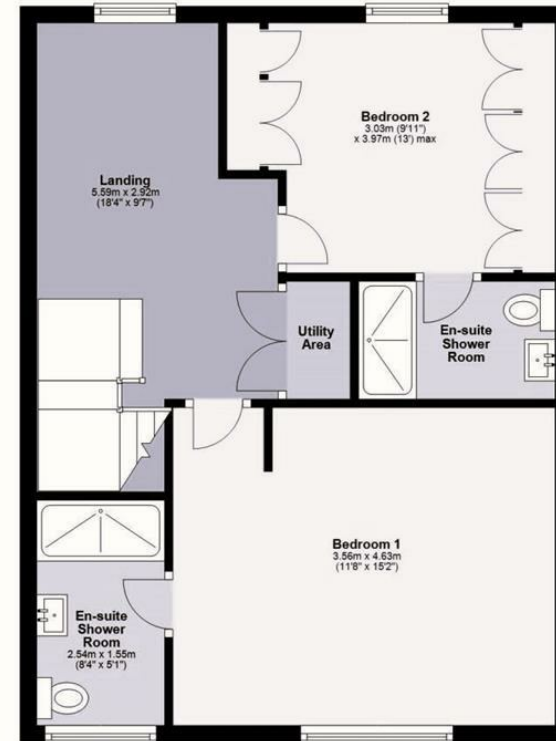
### Ground Floor

Approx. 65.3 sq. metres (702.4 sq. feet)



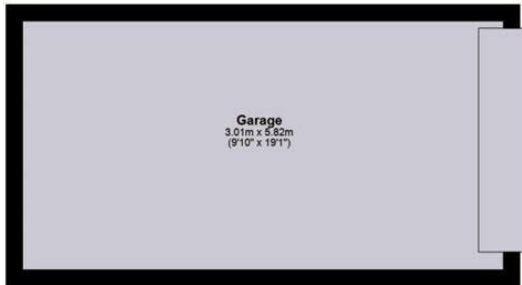
### First Floor

Approx. 51.6 sq. metres (555.1 sq. feet)



### Outbuilding

Approx. 17.5 sq. metres (188.1 sq. feet)



**Total area: approx. 134.3 sq. metres (1445.6 sq. feet)**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	94
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	

Council Tax Band: F  
Tenure: Leasehold



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or service to this property nor do we have knowledge of any defects.







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151 High Street, Berkhamsted, Hertfordshire, HP4 3HH | 01442 386555 | [sales@oakleysestate.co.uk](mailto:sales@oakleysestate.co.uk)

