



Park Road  
Hemel Hempstead





## Offers In Excess Of £720,000

entrance hall | living room | kitchen/dining room | family room | utility | WC | first floor landing | three bedrooms | family bathroom | second floor bedroom with ensuite shower room | rear garden | garden office | driveway parking

VIDEO. A four-bedroom semi-detached home set in the popular Boxmoor area, ideally positioned close to local amenities and schools. Hemel Hempstead station is nearby, providing a fast and frequent service into London Euston.







Set on a popular residential road in Boxmoor, this well presented four-bedroom family home offers generous living space, a practical layout and an attractive rear garden. Ideally located within walking distance of Hemel Hempstead station, local amenities and highly regarded schools, it is perfectly suited to families and commuters alike.

The ground floor features a welcoming entrance hall, a comfortable living room, and a modern, high-end Bulthaup kitchen and dining space, fitted with integrated Siemens appliances and sliding doors that open seamlessly onto the garden. Both the kitchen and the separate family room benefit from solid oak flooring. A recently fitted downstairs WC and a useful utility room complete the ground floor accommodation.

Upstairs, the first floor offers three bedrooms and a recently fitted contemporary family bathroom with a separate shower. The second floor is dedicated to a spacious principal bedroom complete with a well-appointed ensuite shower room.

#### Outside

Outside, the rear garden includes a paved patio for outdoor dining, a well maintained lawn bordered by mature established planting and a versatile insulated and heated garden room with internet connectivity, currently used as a home office. To the front an attractively maintained lawn with mature planting, while the driveway provides off-road parking. Permit parking is also available.

#### Tenure

Freehold.

#### Services

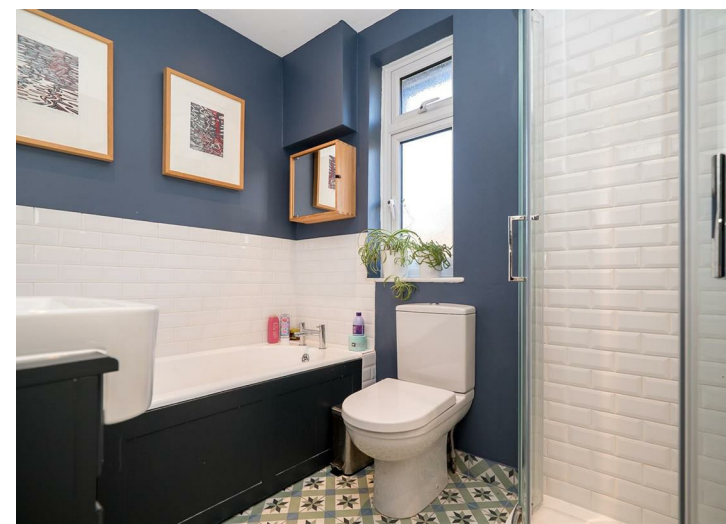
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band D (Dacorum).

#### 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, schooling and recreational facilities are available nearby. For commuters, the mainline station provides a fast and frequent service to London (Euston), whilst the M1 and M25 are just a short drive away.



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## Hemel Hempstead



Total area: approx. 138.1 sq. metres (1486.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
England & Wales	65	83
	EU Directive 2002/91/EC	



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 services to this property nor do we have knowledge of any defects.

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