



Castles

FISHERY PASSAGE
Boxmoor, Hemel Hempstead HP1 1RF

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O.I.E.O
£425,000
(Freehold)

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Immaculately presented modern Detached house located in a sought-after residential area.



This stunning property boasts Two spacious Bedrooms, ideal for a small family or professional couple.

The contemporary Kitchen is fully equipped with high-end appliances and ample storage space. The Open-Plan Living and Dining area is perfect for entertaining guests or relaxing after a long day.

With convenient access to local amenities, schools, and transport links, this property offers the perfect blend of comfort and convenience.

Specifications

- 2 BEDROOM DETACHED
- FAMILY BATHROOM
- GALLERIED MASTER BEDROOM WITH ENSUITE
- PARKING FOR TWO CARS
- FITTED KITCHEN WITH INTEGRAL APPLIANCES
- VIEWING HIGHLY RECOMMENDED



The property benefits from a beautifully Landscaped Garden, providing a peaceful retreat from the hustle and bustle of city life.



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.

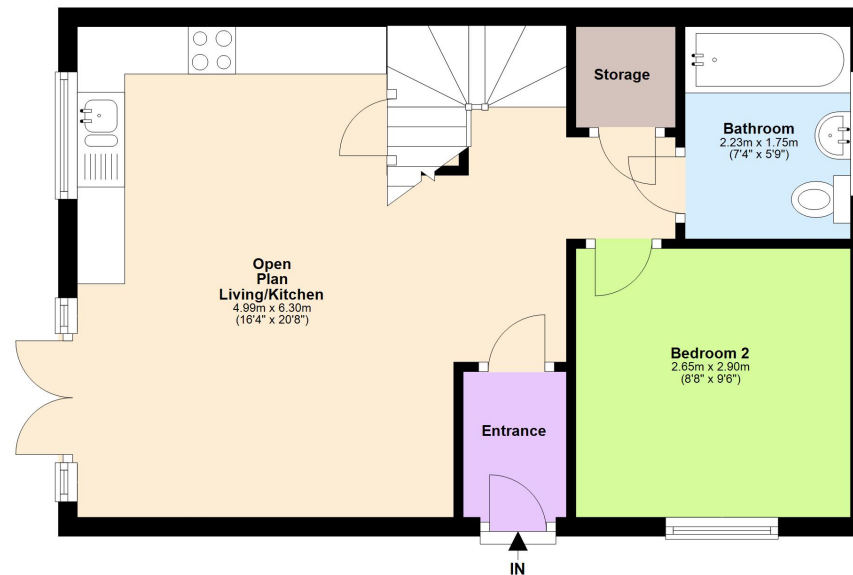
Please Note:

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.

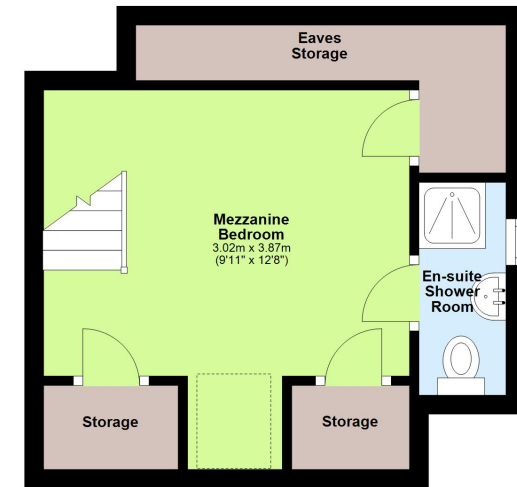
Ground Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



Mezzanine

Approx. 21.5 sq. metres (231.6 sq. feet)



Tenure: Freehold

Council Tax Band: C

EPC Rating: E

Total area: approx. 62.5 sq. metres (672.4 sq. feet)

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

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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