



Castles

FISHERY PASSAGE  
Boxmoor, Hemel Hempstead HP1 1RF

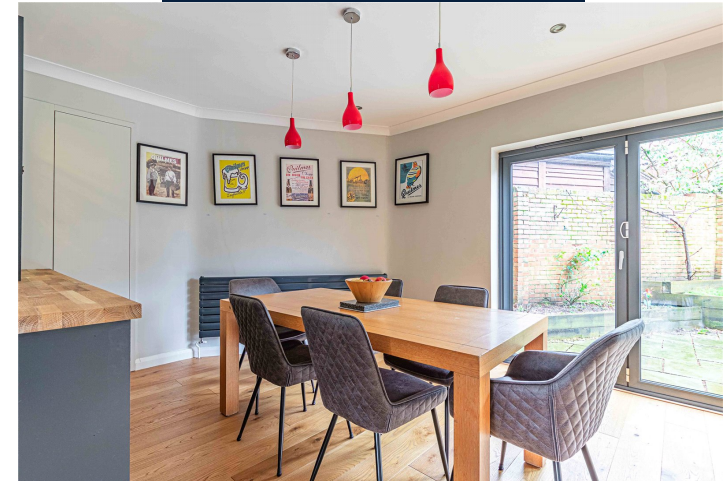


# FISHERY PASSAGE

Boxmoor, Hemel Hempstead HP1 1RF

O.I.E.O  
£675,000  
(Freehold)

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A fabulous example of a unique Family Home that has been renovated, updated, and maintained to a beautiful and modern standard.



Entering through a well spaced Entrance Hall, to our right is the downstairs WC, finished with contemporary whites and greys and contrasting oak finish wood flooring. Adjacent is a very large family Lounge with bespoke shelving units integrated into the end wall, double window sets allowing plenty of light throughout the day, all finished in modern grey styles.

To the rear of the property, we find our large Open Plan Kitchen/Diner boasting white gloss cabinetry, a centre Island - with suspended drop lights above and Bi-folding doors stretching across into a great sized Family Garden.

Moving to the first floor we find 3 Double Bedrooms, all with ample built-in storage, large windows to create a bright and airy environment, finished in modern grey tones. The principal Bedroom hosting an En-suite Shower Room. The family Bathroom boasts a 4-piece suite with large walk-in shower tiled floor to ceiling, modern over tiled bath panels and gloss white WC and basin.

With Off Street Parking to the side of the property this home is the epitome of modern family living.

## Specifications

3 BEDROOMS  
DETACHED FAMILY HOME  
OPEN PLAN LIVING  
BEAUTIFULLY  
RENOVATED  
GARAGE  
OFF ROAD PARKING  
PRIME LOCATION





The large Patio area is perfect for summer entertaining, with raised sleepers leading to a well-proportioned lawn.



#### **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.

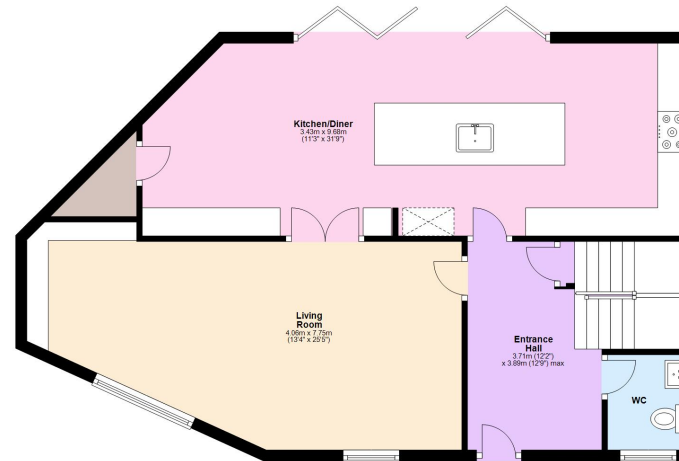
Tenure: Freehold

Council Tax Band: F

EPC Rating: C

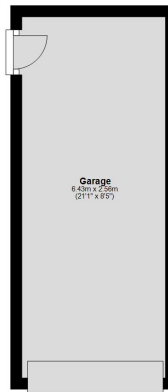
**Ground Floor**

Approx. 74.9 sq. metres (808.1 sq. feet)



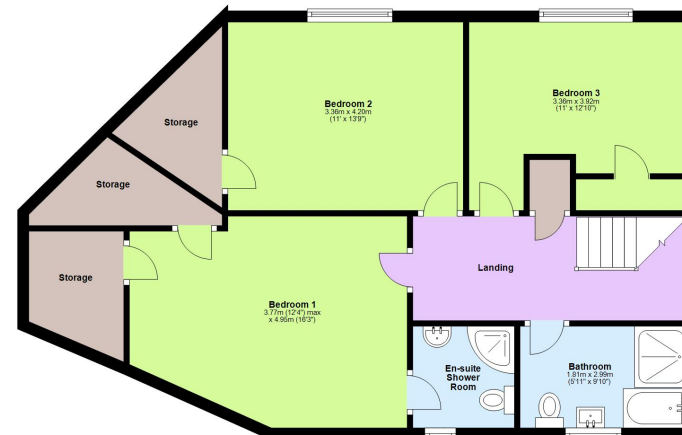
**Outbuilding**

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings, approx. 16.5 sq. metres (177.1 sq. feet)



**Second Floor**

Approx. 74.7 sq. metres (804.2 sq. feet)



Main area: Approx. 149.6 sq. metres (1610.3 sq. feet)  
Plus outbuildings, approx. 16.5 sq. metres (177.1 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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**Eaton Bray Office:** 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

**Kings Langley Office:** 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

**Associated London Office:** 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

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