



Castles

VICARAGE CLOSE  
Boxmoor, Hemel Hempstead HP1 1JN



# VICARAGE CLOSE

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£675,000  
(Freehold)

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This charming, well-maintained, and exceptionally spacious property is situated in a quiet and attractive cul-de-sac on a generous corner.



The delightful Front Garden offers a Driveway with space for Off-Street Parking and a pretty entrance, leading into a large Entrance Hall. There are stairs to the First Floor and access to the Study, downstairs Shower Room and WC, large Living Area and a generous Kitchen and Breakfast Room.

The Kitchen is well fitted with plenty of cupboards and workspace, part tiled walls and a useful Breakfast Bar. There is plenty of space for appliances in the Kitchen and Utility Room – both of which have doors leading to the side and rear of the property.

There is access through either of the double doors at the rear of the Living and Dining Room into the mature Garden which is laid to lawn and offering a patio area plus plenty of established shrubs. The end of the Garden also houses a detached Garage which has its own light and power and a new roller shutter door.

The first floor provides four good sized Bedrooms, the master containing built-in wardrobes, a large landing with access to the loft, an airing cupboard and a recently refurbished and full tiled family Bathroom.

## Specifications

- 4/5 BEDROOMS
- 1 RECEPTION ROOM
- 2 BATHROOMS
- GARAGE
- DOWNSTAIRS SHOWER/WC
- PRIVATE REAR GARDEN
- OFF ROAD PARKING
- POTENTIAL TO EXTEND STPP





With potential to extend, this accommodation is bright and airy with plenty of opportunity for a new owner to put their own stamp on it.



#### **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

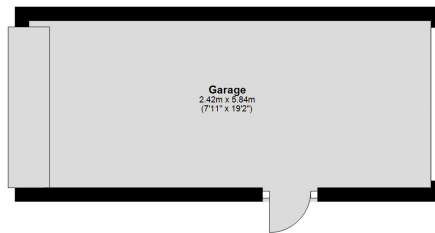
along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place 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:**

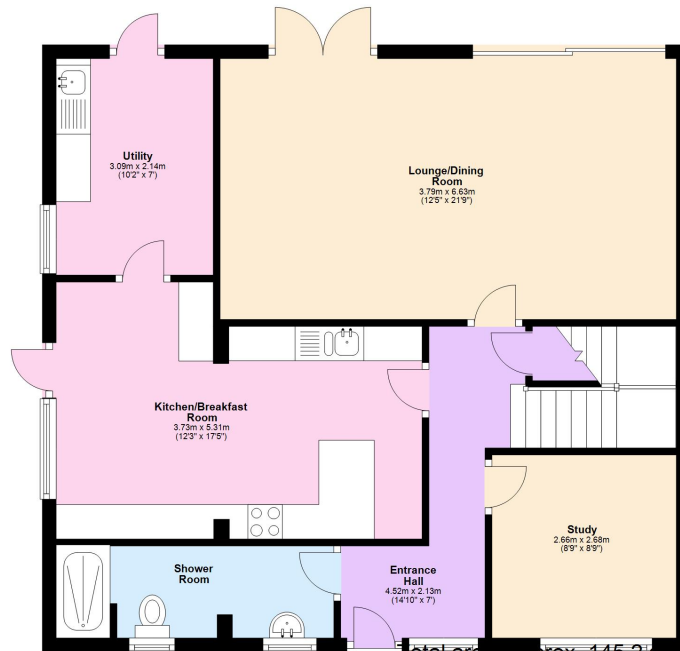
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

**Outbuilding**  
Approx. 14.2 sq. metres (152.4 sq. feet)



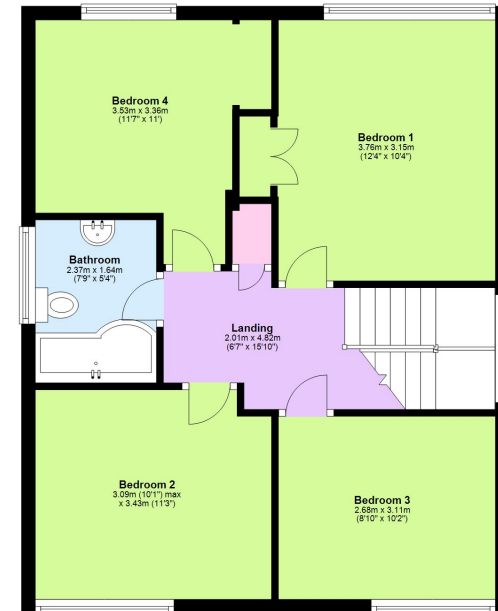
**Ground Floor**  
Approx. 75.3 sq. metres (810.7 sq. feet)



Total area, approx. 145.2 sq. metres (1562.5 sq. feet)

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

**First Floor**  
Approx. 55.7 sq. metres (599.3 sq. feet)



Tenure: Freehold  
Council Tax Band: F  
EPC Rating: D

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