



Castles

PRINCE PARK  
Boxmoor, Hemel Hempstead HP1 2AT



# PRINCE PARK

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O.I.E.O  
£500,000  
(Freehold)

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Immaculately presented, modern semi-detached house offering a perfect blend of style and functionality.



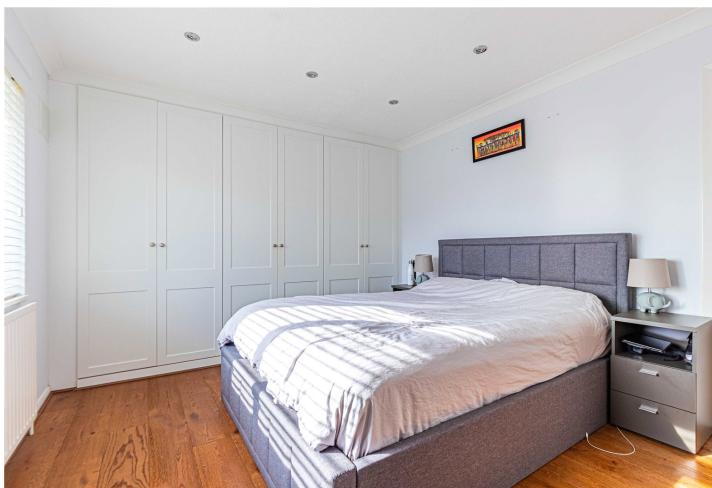
This stunning property boasts three spacious bedrooms, ideal for a growing family or those seeking extra space. The open-plan living area is flooded with natural light, creating a welcoming and airy atmosphere. The contemporary kitchen is equipped with high-quality appliances, perfect for culinary enthusiasts.

Situated in a sought-after location, this property offers easy access to local amenities, schools, and transport links. With its stylish interiors and convenient location, this property is a fantastic opportunity for those looking for a comfortable and modern home. Don't miss the chance to

## Specifications

- SEMI-DETACHED
- 3 BEDROOMS
- DOWNSTAIRS WC
- DESIRABLE CUL-DE-SAC LOCATION
- CONVENIENT FOR LOCAL SHOPS, SCHOOLS, AMENITIES
- WALKING DISTANCE TO HEMEL HEMPSTEAD STATION
- GAS CENTRAL HEATING & UPVC WINDOWS





Relax in the South facing Private Rear Garden with views overlooking the Allotments.



#### **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.

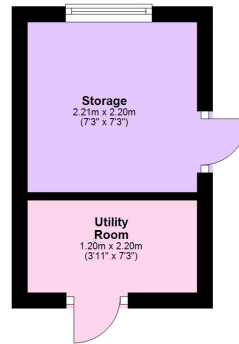
**Tenure: Freehold**

**Council Tax Band: D**

**EPC Rating: D**

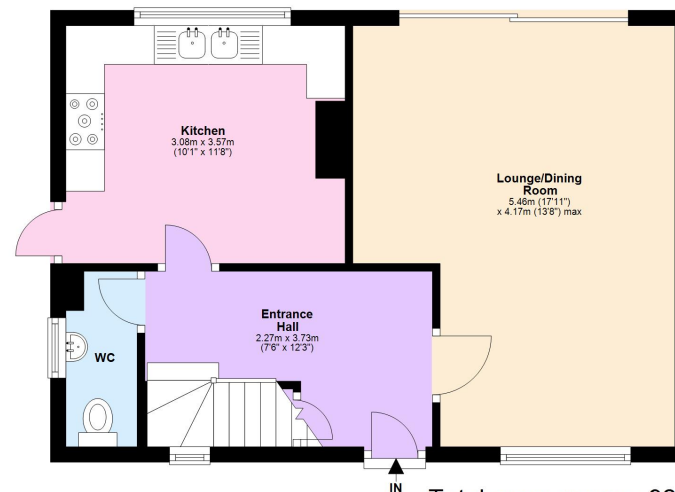
**Outbuilding**

Approx. 7.7 sq. metres (83.1 sq. feet)



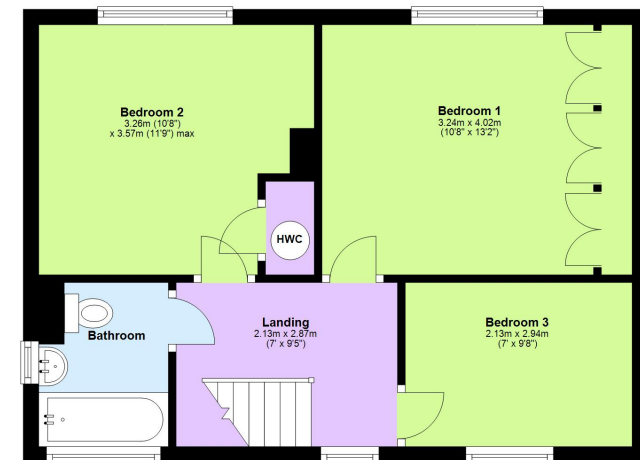
**Ground Floor**

Approx. 42.7 sq. metres (459.7 sq. feet)



**First Floor**

Approx. 41.6 sq. metres (447.3 sq. feet)



**Total area: approx. 92.0 sq. metres (990.1 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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