



Castles

ROUGHDOWN AVENUE
Boxmoor, Hemel Hempstead HP3 9BH

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£650,000
(Freehold)

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A charming 4-Bed Detached home in a village setting down a private road.



This modern property boasts 2 Reception Rooms, 2 Bathrooms, Garden, and Off-Street Parking. Secluded yet accessible, this modern home offers a comfortable and spacious living space.

To the Ground Floor, the interior is bright and homely with an Open Plan modern Kitchen/Diner and Open Plan Living Room. One of the main features of the living area is the log burner, which provides a cosy retreat for the whole family. Also housed on this floor are 2 Bedrooms and a Family Bathroom.

Upstairs you will find the Master Bedroom, a further Bedroom, and a Shower Room.

The Garden also houses an outbuilding for a workshop or further storage.

Roughdown Avenue provides its own direct access straight onto the platform of Hemel station.

Specifications

- 4 BEDROOM DETACHED
- 2 RECEPTIONS
- 2 BATHROOMS
- BEAUTIFUL 100FT REAR GARDEN
- OUTBUILDING
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT



The stunning over 100ft garden, set over two tiers, is perfect for entertaining, relaxing and play.



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: E

EPC Rating: D



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