



Castles

ROUGHDOWN ROAD  
Boxmoor, Hemel Hempstead HP3 9AX



# ROUGHDOWN ROAD

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**£500,000**  
(Freehold)

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An immaculate, three bedroom End-Terrace property, located in the heart of Boxmoor.



The property comprises: entrance hall, living room, kitchen/dining room, landing, three bedrooms - all with fitted wardrobes, and a family bathroom.

The property has been tastefully renovated to a high standard throughout, with modern colour schemes and attention to detail.

Boxmoor 'village' is on the outskirts of Hemel Hempstead and close to beautiful Chilterns countryside. Box Moor Trust common land is at the heart of this community. Excellent shopping, schooling and recreational facilities are available nearby. For commuters, the mainline station provides a fast and frequent service to London (Euston), whilst the M1 and M25 are just a short drive away.

## Specifications

- END OF TERRACE
- 3 BEDROOMS
- 2 RECEPTIONS
- RESIDENT PARKING
- GARAGE TO REAR
- GARDEN OFFICE
- RENOVATED TO A HIGH STANDARD THROUGHOUT





The private rear garden has a lovely home office with power and lighting. The property also offers a garage at the rear in a block.



#### 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.

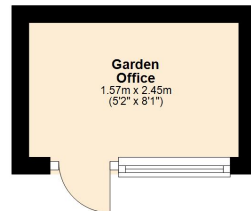
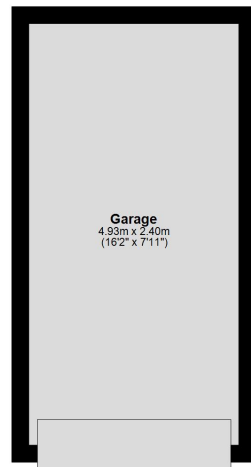
**Tenure: Freehold**

**Council Tax Band: D**

**EPC Rating: C**

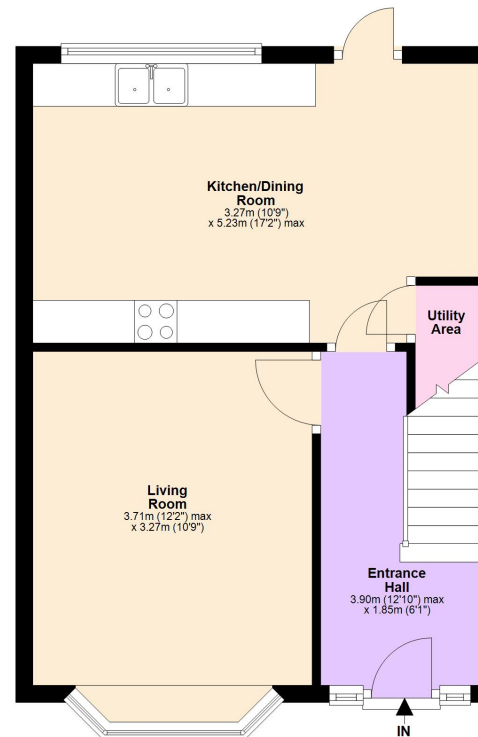
### Outbuilding

Approx. 15.7 sq. metres (169.0 sq. feet)



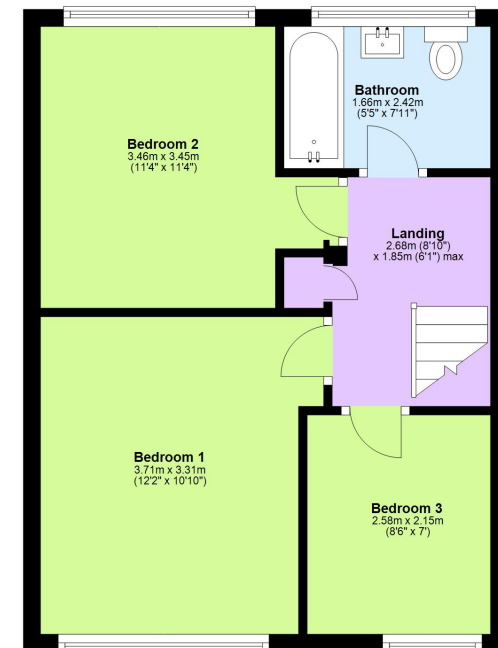
### Ground Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



### First Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



**Total area: approx. 90.9 sq. metres (978.6 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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