sterling select homes

2 2 1 B

Boxmoor

OFFERS IN EXCESS OF £450,000

Temptation comes in many forms...

sterling select homes

Is there a **price** that would **tempt** you to **sell** or **let** your **property**?

Contact us for a **free valuation** and let's see if we can **tempt** you!

Tring, Wendover, Aylesbury & Villages:
01442 828 222

Berkhamsted Select & Country Homes:
01442 879 996

Property Management
01442 822 210

Kings Langley, Abbots Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

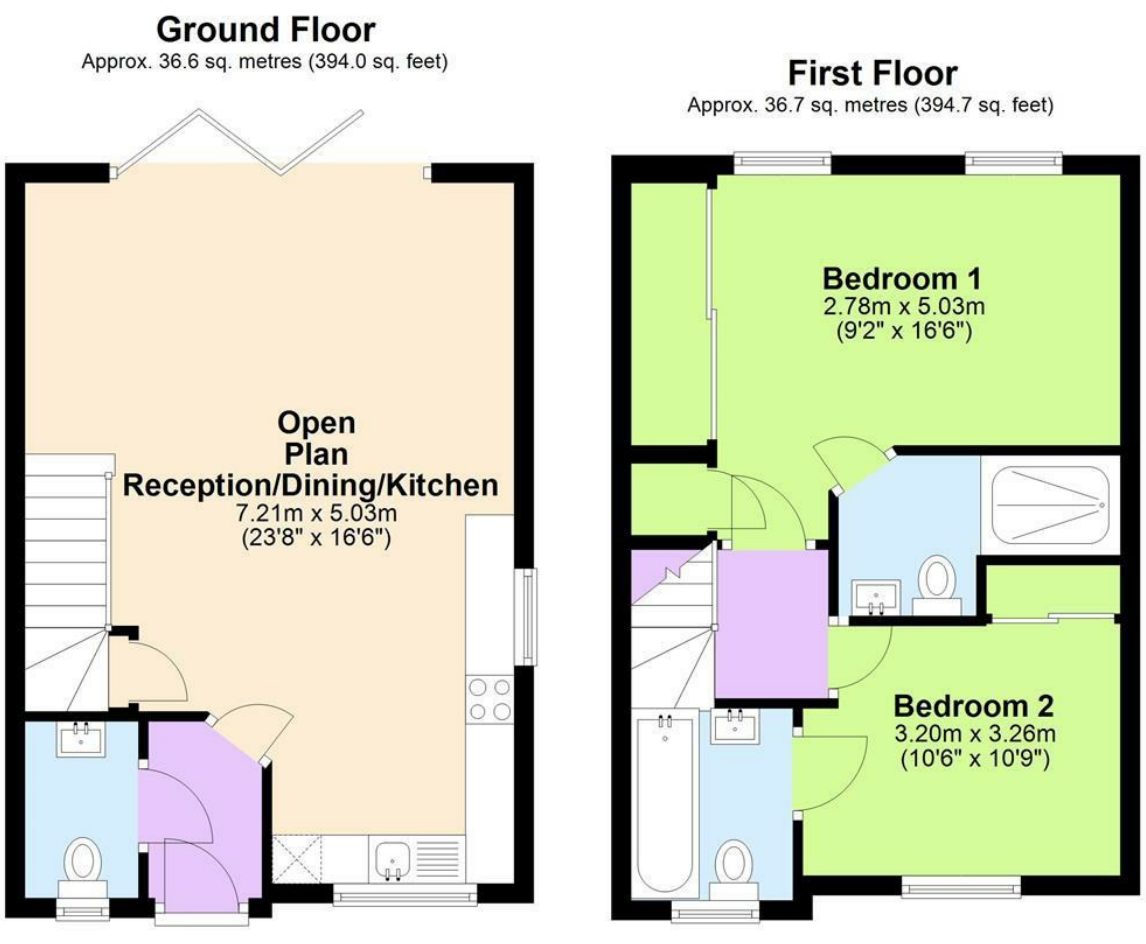
Boxmoor

OFFERS IN EXCESS OF

£450,000

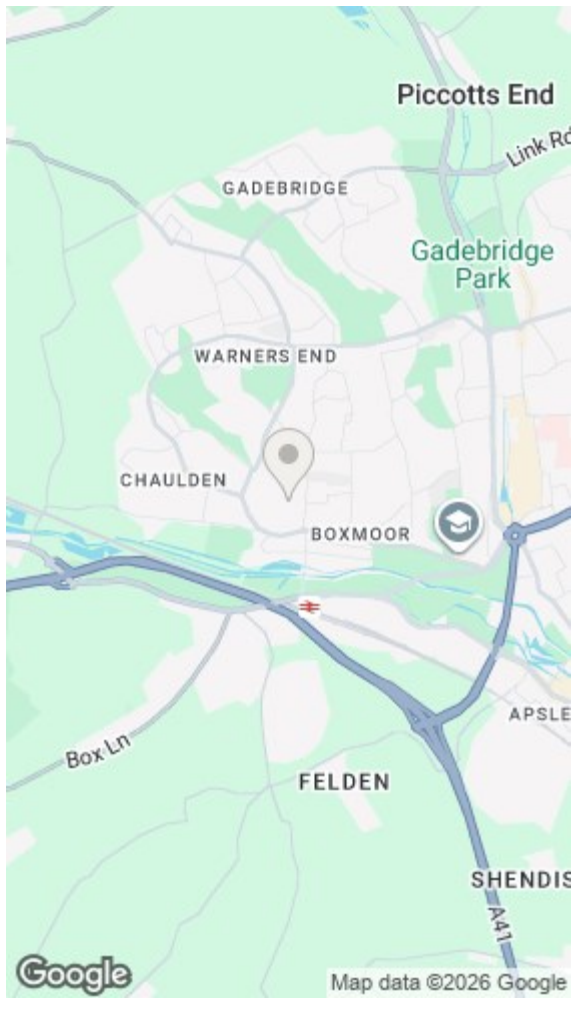
Sterling are pleased to offer for sale this fabulous two double bedroom semi-detached house with allocated parking set on a private road in Boxmoor and situated within easy reach of Hemel Hempstead Station which services London via Euston Station. Nearly new and boasting the remaining length of the NHBC building warranty.

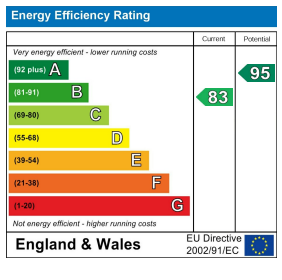
www.sterlinghomes.co.uk

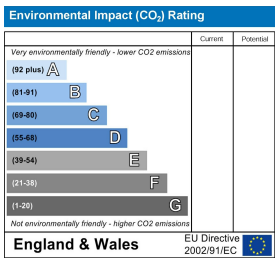


Total area: approx. 73.3 sq. metres (788.7 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



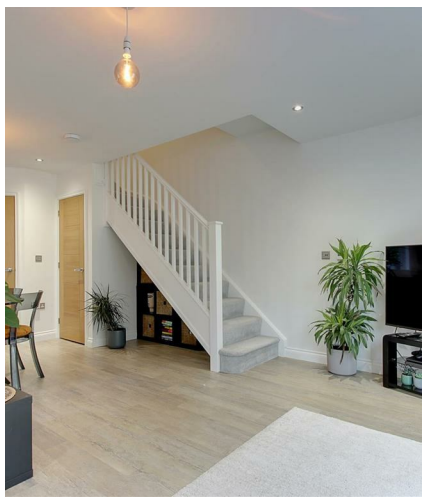




sterling select homes

www.sterlinghomes.co.uk

www.sterlinghomes.co.uk



* Fabulous Semi-Detached House * Two Double Bedrooms * Open Plan Living * Two Bathrooms * Private Garden * Two Allocated Parking Spaces * No Upper Chain.

The Property
Internally the ground floor accommodation comprises entrance hallway, spacious open plan reception/dining area with bifold doors opening to the fully enclosed private rear garden and stunning fitted kitchen with appliances. The first floor consists of two well appointed bedrooms, both of which benefit from built in wardrobes and en-suite facilities. In addition to underfloor heating this delightful property also benefits from two allocated parking bays and EV charging point.

Distance to Stations
Hemel Hempstead Station (0.5 Miles)
Apsley Station (1.9 Miles)
Berkhamsted Station (3.7 Miles)
Kings Langley Station (4.2 Miles)

Distance to Schools
Boxmoor Primary School (0.4 Miles)
Pixies Hill Primary School (0.7 Miles)
The Hemel Hempstead School (0.8 Miles)
Micklem Primary School (0.8 Miles)

The Location
Boxmoor village is close to the mainline train station which serves London Euston in a little under 30 minutes proving a popular location for commuters. Boxmoor was mainly constructed in the nineteenth century however over the last 20 years pockets of executive and family housing have been built giving the village a variety of different properties to choose from. This area of Hemel Hempstead derived its name from the famous Box tree and the moors which are still evident as you wander through the village today. Another attractive feature of Boxmoor is the historic Grand Union Canal which winds its way through the moors on the southern side of the village providing picturesque walks. Excellent schooling is available nearby, including Boxmoor primary school, Lockers Park, Abbot's Hill, Westbrook Hay, The Hemel Hempstead School , St Rose's Roman Catholic Infants', John F Kennedy Catholic School and Boxmoor Primary School.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.
Please be aware, should you wish to make an

offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person.
Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.
4. Please be aware we reserve the right to charge 1% plus VAT of the purchase price for sale progression management for any sale which is not agent represented ie private sale/ online with no sales progression.