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Temptation comes in many forms...



Boxmoor

OFFERS IN EXCESS OF

£300,000

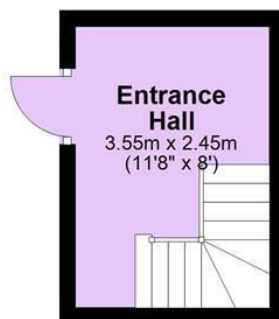
Sterling are please to offer for sale this well presented two double bedroom duplex maisonette with allocated parking set in a popular development situated within walking distance of Hemel Hempstead Station which services London via Euston Station. With the added advantage of being chain free.



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Ground Floor

Approx. 8.7 sq. metres (93.5 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.9 sq. feet)

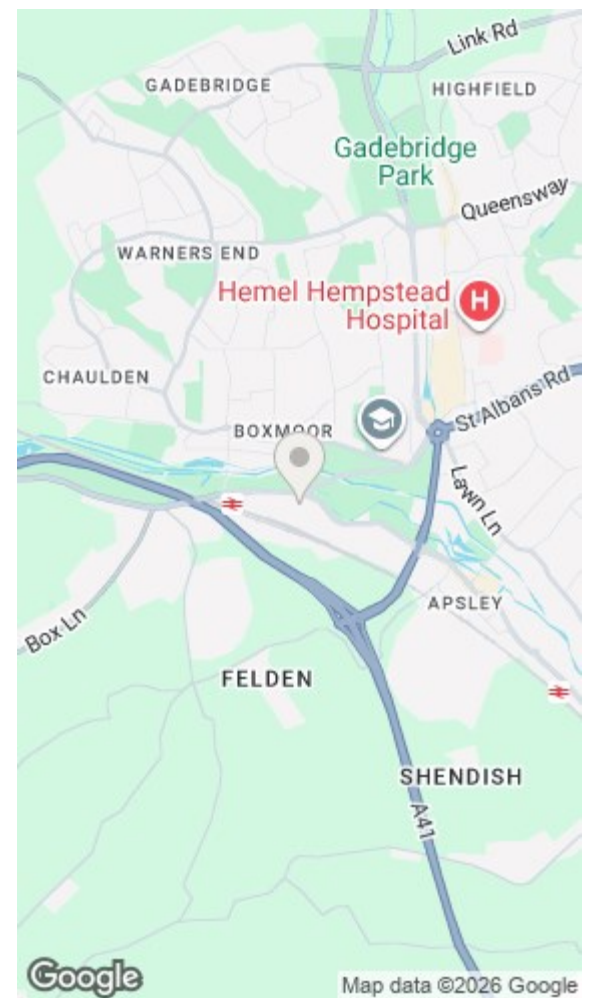


Second Floor

Approx. 29.6 sq. metres (318.7 sq. feet)



Total area: approx. 81.0 sq. metres (872.1 sq. feet)

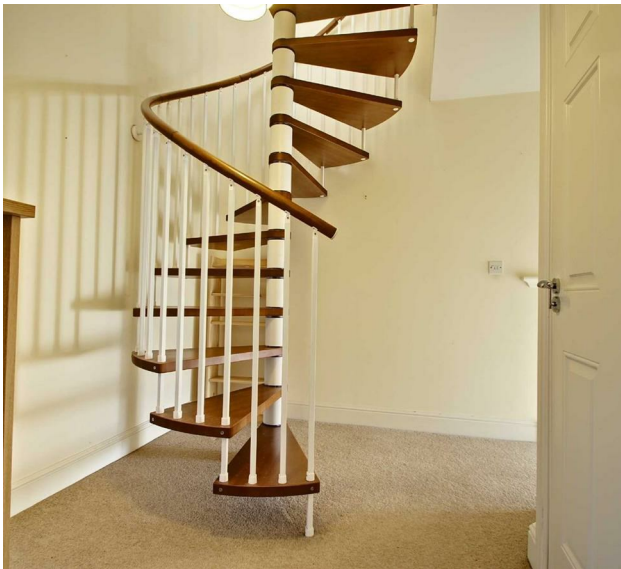


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales		England & Wales	





A delightful duplex close to both Boxmoor village and Hemel mainline train station.



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The Property
Internally the accommodation comprises entrance hallway with stairs rising the first floor landing which has a feature spiral staircase rising to the second floor. Off the first floor landing is a spacious reception room, modern fitted kitchen with appliances. Both the bedrooms are of doubles in proportion and there is a bathroom with shower and en suite shower to master bedroom which dominates the whole of the second floor. In addition to allocated parking this delightful property also benefits from gas central heating and access to the communal patio garden.

Lease Information
GROUND RENT
£320 per year

ANNUAL SERVICE CHARGE
£1345

LENGTH OF LEASE
114 years left

The Location
Boxmoor is a green and historic suburb of Hemel Hempstead, known for its village charm and strong community feel. At its heart is the Box Moor Trust, which manages 480 acres of meadows, canal paths, and nature reserves, offering space for walking, cycling, and wildlife. The area has deep roots, with evidence of Mesolithic life, a Roman villa, and 19th-century architecture.

Local life centres on St John's Road, with independent shops, cafés, and pubs, alongside family-friendly spaces like Heath Park and Boxmoor Cricket Club. Community events, theatre at Boxmoor Playhouse, and activities run by local groups add to the close-knit atmosphere.

Housing is sought-after, with period terraces and larger homes commanding a premium over Hemel's average. Schools such as Boxmoor Primary and South Hill are rated "Good," making the area popular with families.

Transport links are excellent: Hemel Hempstead station offers ~30-minute trains to London Euston, and the A41, M25, and M1 are nearby.

In short: Boxmoor blends village character, extensive green space, and convenient London access—ideal for families and commuters looking for a safe, welcoming community.

Distance to Stations
Hemel Hempstead Station (0.3 Miles)
Apsley Station (1.3 Miles)
Berkhamsted Station (3.7 Miles)
Kings Langley Station (4.7 Miles)

Distance to Schools
The Hemel Hempstead School (0.7 Miles)
Westbrook Hay Prep School (1.7 Miles)
Nash Mills C of E Primary School (1.8 Miles)

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.



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