



**541 London Road**  
Hemel Hempstead, HP1 2RE  
**Offers Over £485,000**

A Stunning Character Home with a VIEW! Facing open fields, this 3 BEDROOM Victorian villa is only 5 MINUTES WALK from Hemel Hempstead TRAIN STATION (28 minutes into London EUSTON). This VERY WELL PRESENTED & CHARMING CHARACTER property, is located close to picturesque BOXMOOR village in a unique semi rural position. Perfectly situated between Boxmoor and Westbrook Hay, this property is only 3 minutes drive away from cosmopolitan Berkhamsted, with its historic High Street, Art Deco cinema and wide range of boutique shops, Waitrose supermarket, M&S store & restaurants. Perfect for dog walkers and commuters! The Grand Union canal is nearby. Private Rear Courtyard Garden. POTENTIAL for LOFT CONVERSION (STPP). Surrounded by fields owned by the Box Moor Trust, a local charity who manage nearly 500 acres of woodland & meadows locally, your nearby Greenspace is in safe hands.

**Viewing**

Please contact our Bovingdon Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

- Charming Home with a VIEW
- Lovely THREE BED Edwardian villa
- REFITTED Kitchen, Cloakroom & Bathroom
- Potential for LOFT CONVERSION (STPP)
- Private rear COURTYARD garden
- Double glazing & gas fired heating to radiators
- 5 minute walk to Hemel Hempstead TRAIN STATION
- Close to Grand Union canal



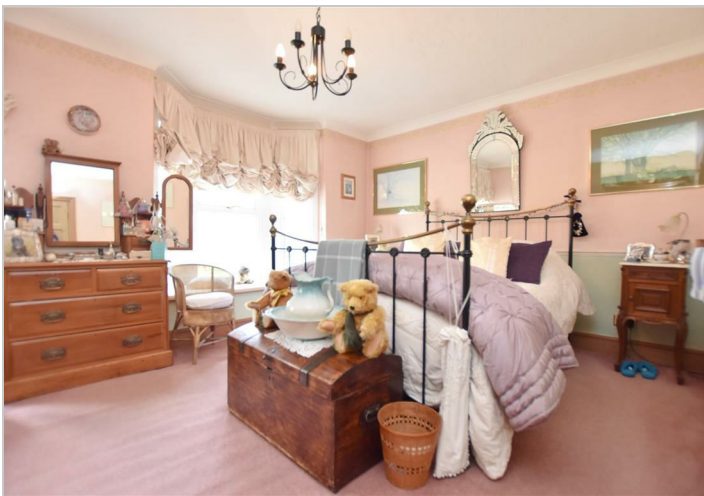
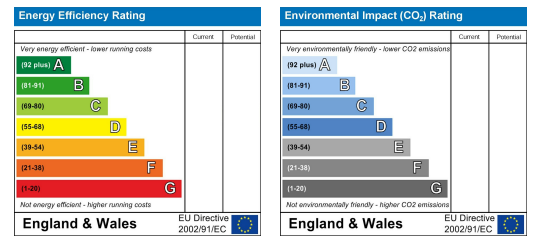
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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