

6 Sheridan Close, Boxmoor,
Hemel Hempstead,
Hertfordshire, HP1 1XS

Price £700,000 Freehold

David
Doyle
Sales and Lettings



Located in this highly desirable cul de sac in the popular `Village` of Boxmoor is this 4 bedroom detached family home with a southerly facing rear garden. This property is conveniently located for local shops, sought after schooling, amenities and Hemel Hempstead main line station with links to London Euston.

The ground floor is arranged with a good sized dual aspect living room that also benefits from patio doors that offer access to the rear garden, a dining room, fitted kitchen, utility room, a useful guest cloak room and a welcoming entrance hall with stairs leading to the first floor.

The first floor features 4 bedrooms and a family bathroom, the master bedroom also benefits from an ensuite shower room.

To the front of the property is a driveway that offers excellent off road parking, access to the garage, an area laid to lawn and gated side access. The garage benefits from power, lighting and a personal door.

The southerly facing rear garden is arranged with a patio seating area, mature herbaceous borders, an area laid to lawn, fenced boundaries and a garden shed.

This property also benefits from Solar panels and battery storage, the batteries are located in the garage.

Viewing is highly recommended. NO UPPER CHAIN.

'Boxmoor Village' has a range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins)

4 Bedroom detached in this highly desirable cul de sac in the popular 'Village' of Boxmoor

Southerly facing rear garden. Solar panels and battery storage

Convenient for sought after schooling, local shops and Hemel Hempstead main line station

Dual aspect living room

Separate dining room

Kitchen. Utility room

Master bedroom with an ensuite shower room

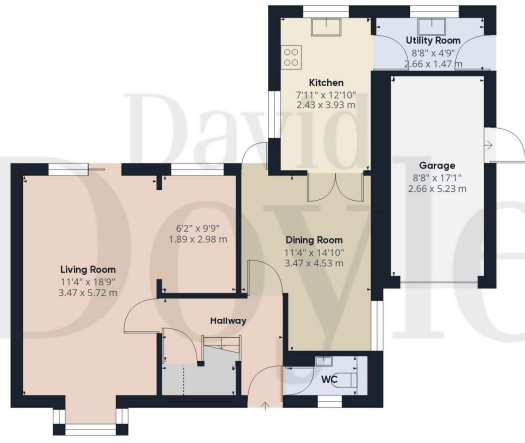
Downstairs cloak room. First floor bathroom

Driveway. Garage

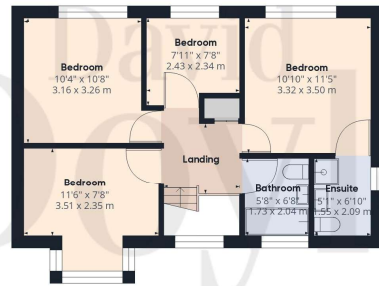
NO UPPER CHAIN

Council Tax Band F

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area[®]
1369.17 ft²
127.2 m²

Reduced headroom
11.62 ft²
1.08 m²

(1) Excluding balconies and terraces

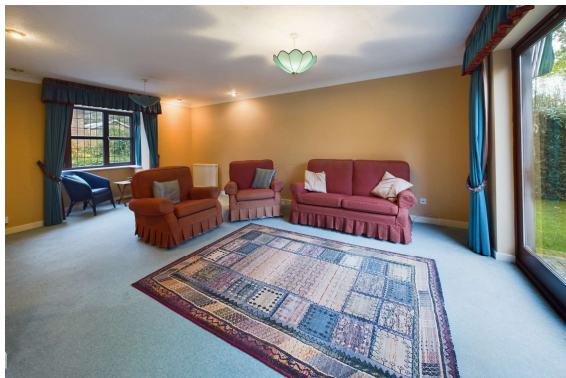
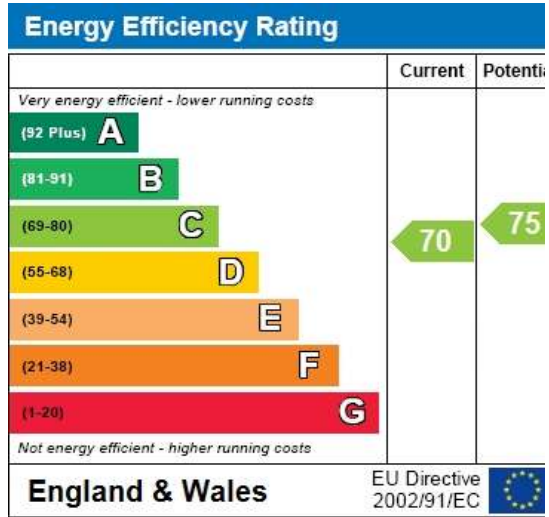
Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

6 Sheridan Close, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1XS

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1980s
Council Tax Band	F
This year council tax charge	3129
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre to the property FTTP
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	None
Are you aware of any asbestos containing material in the property?	No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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