

2 Windsor Terrace, Hemel
Hempstead, Hertfordshire,
HP1 1TW

David
Doyle
Sales and Lettings

Offers Over £600,000 Freehold



This spacious and well presented 3 double bedroom semi detached family home with an ensuite shower room to the master bedroom is situated in this sought after road that is conveniently located for local schools, shops and amenities. The property has a very useful garden office and benefits and a driveway offering off road parking facilities.

The ground floor is arranged with an open plan kitchen dining room with bi fold doors that open on to the rear gardens patio seating area, a separate living room, guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The kitchen has been fitted to a high standard with a range of matching shaker style wall and floor mounted units, a matching Island unit with a breakfast bar area for informal dining, colour coordinated Quartz work surfaces and a range of integrated appliances. The ground floor benefits from under floor heating while the first and second floor benefit from radiators.

The first floor features 2 bedrooms, one being the master bedroom with an ensuite shower room and a family bathroom. Both the bathroom and the ensuite shower room have been luxuriously fitted in white with chrome fittings.

The second floor boasts a further double bedroom with an impressive vaulted ceiling, sky light, Velux window and and ensuite cloak room. The second floor also benefits from a useful study that the current owners use as a storage room.

The rear garden is pleasantly private and landscaped with a patio seating area for outside entertaining, an area laid with artificial lawn secure gated side access and a brick built garden office. This has power, lighting, a kitchenette, cloak room and bi fold doors making it an ideal gym / work space.

To the front of the property the full width brick block driveway offers excellent off road parking facilities.

This property was constructed in 2020 and benefited from a new build warranty.

Viewing is highly recommended.

Being located in close proximity of 'Boxmoor Village` this property is within easy reach of its 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).

Spacious and well presented 3 double bedroom semi detached home.

Situated in this sought after road and convenient for local schools, shops and amenities.

Ensuite shower room to the master bedroom

Garden office / gym

Open plan kitchen dining room with bi fold doors

Separate living room

First floor family bathroom

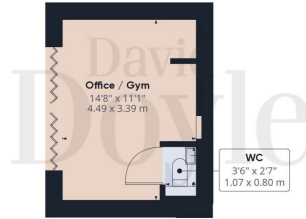
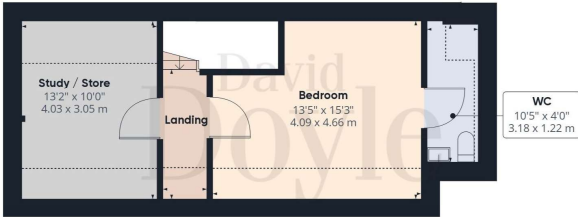
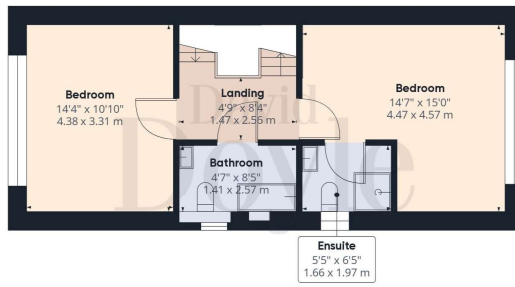
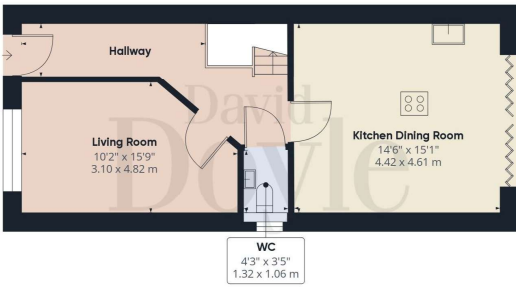
Pleasantly private rear garden

Driveway

Viewing is a MUST

Council Tax Band E

Tenure -Freehold



Approximate total area¹⁾
1512.54 ft²
140.52 m²
Reduced headroom
100.58 ft²
9.34 m²

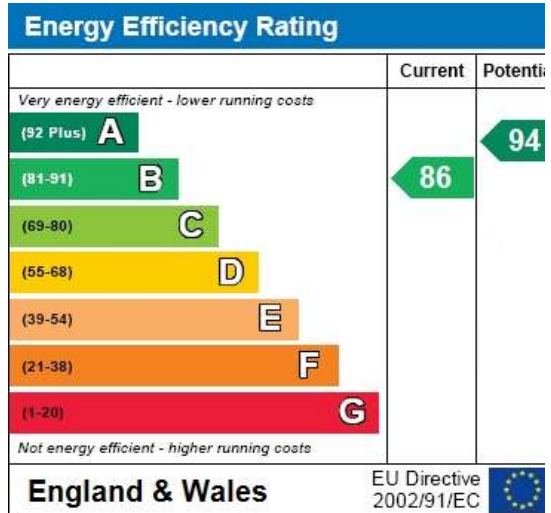
(1) Excluding balconies and terraces

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.

Scan here for more details





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

2 Windsor Terrace, Hemel Hempstead, Hertfordshire, HP1 1TW

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? | 2020 |
| Council Tax Band | E |
| This year council tax charge | 2647 |
| 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 cabinet FTTC |
| Do you have a telephone connection? | Landline |
| What parking facilities does your property have | Private/driveway |
| Please state any costs per annum for parking | 0 |

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

