





**£425,000**

Set in a prominent position on the edge of Boxmoor close to all local amenities and popular schools and within walking distance to the Mainline train station, this three bedroom family home briefly comprises lounge/dining room, kitchen, utility, downstairs WC, family bathroom and front & rear gardens.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs rising to first floor, radiator, door to lounge.

## LOUNGE/DINING ROOM

Double glazed window to front aspect, double glazed sliding to rear. Radiator, gas fireplace.

## KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, double sink with mixer tap over, gas hob with extractor over, electric double oven, space for: washing machine, fridge freezer, and dishwasher; door to utility.

## UTILITY

Double glazed window to side aspect, door to side. Door to cloakroom.

## CLOAKROOM

Low level WC, wash hand basin in vanity unit.

## LANDING

Wall mounted gas boiler, access to loft space, doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, built-in cupboard.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to side aspect. Radiator.

## BATHROOM

Double glazed frosted window to front aspect. Three-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, heated towel rail.

## OUTSIDE

### FRONT GARDEN

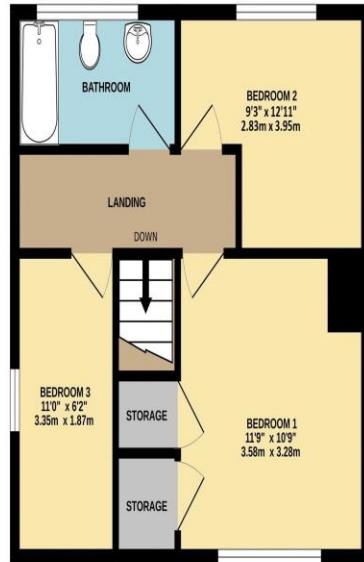
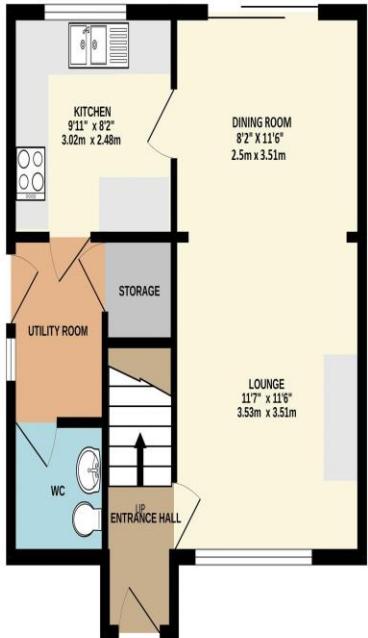
Mainly laid to lawn with steps rising to front door, flower and shrub beds, gate to rear garden.

### REAR GARDEN

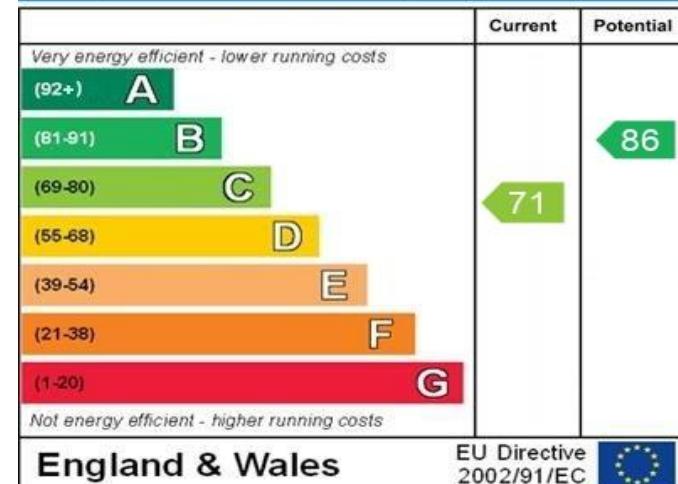
Mainly laid to lawn with access to front, timber storage shed.

GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



### Energy Efficiency Rating



TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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