

Asking Price of **£350,000**

tel: **01442 214151**



## **Puller Road, Boxmoor, Hemel Hempstead HP1 1QL**

Clements are delighted to offer this stunning tow **DOUBLE** bedroom end of terrace character home situated in the heart of Boxmoor. The property offers excellent decorative order, open plan lounge/diner, double glazing, gas central heating, well kept gardens and a sought after village location set just a short walk to Hemel Hempstead station with its excellent links to London Euston. **VIEWING ESSENTIAL!**

- CHARACTER HOME
- END OF TERRACE
- TWO BEDROOMS
- GOOD DECORATIVE ORDER
- POPULAR BOXMOOR LOCATION



## Property Description

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### ENTRANCE

Front door leading to:

### LOUNGE AREA 10' 7" x 8' 9" (3.23m x 2.67m)

Well decorated with a double glazed window to front, Georgian style double glazed window to front, radiator, wooden flooring, leading to:

### DINING AREA 11' 0" x 8' 9" (3.35m x 2.67m)

Well decorated with wooden flooring, wall mounted radiator, coved ceiling, stairs leading to the first floor, doors leading to:

### LOBBY AREA

Skylight roof windows and a stable door to side leading on to the garden, tiled flooring door to the shower room and opening leading to:

### KITCHEN 11' x 7' 9" (3.35m x 2.36m) Narrowing to 5' 1"

Comprising a range of wall and floor mounted units with wooden work surfaces and an inset one and half bowl stainless steel sink with drainer and mixer tap, built in oven with electric hob and extractor hood over, integral washing machine and fridge freezer, double glazed window to rear over looking

the rear garden, part tiled walls, tiled flooring, inset ceiling spot lights.

### SHOWER ROOM

Comprising a walk in shower cubicle with wall mounted shower, low level WC, pedestal wash hand basin, tiled walls and tiled flooring, heated towel rail, frosted double glazed window to rear, inset ceiling spot lights.

### FIRST FLOOR LANDING

Doors leading to:

### MASTER BEDROOM 8' 9" x 8' 11" (2.67m x 2.72m)

Double glazed window to rear, laminate wood flooring, wall mounted radiator, built in cupboard.

**BEDROOM TWO** 8' 10" x 8' 5" (2.69m x 2.57m)

Georgian style double glazed window to front, laminate wood flooring, wall mounted radiator.

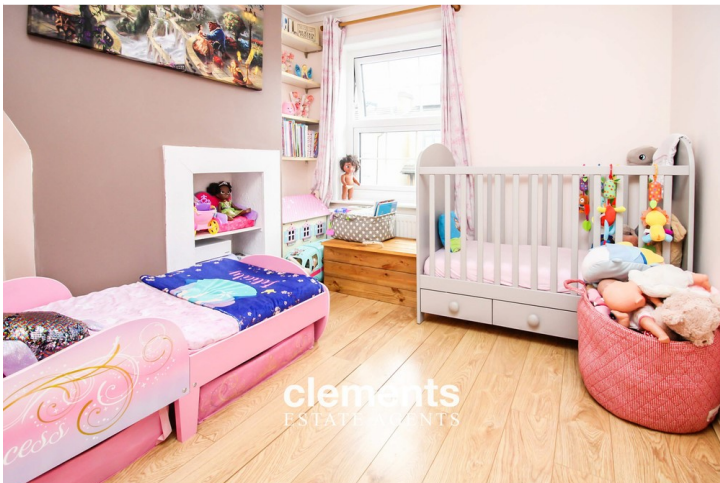
**OUTSIDE**

**FRONT GARDEN**

Well kept with a tree to front, small patio area with access via a gate to the side, access to the front door.

**REAR GARDEN**

A good sized mainly laid to lawn garden with various plants and shrubs, patio area to rear, fence enclosed with a gate for access to the side.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

### Contact Details

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Total floor area 45.0 sq. m. (484 sq. ft.) approx

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements