



Castles

LAZY BEAR COTTAGE

Horsecroft Road, Boxmoor, Hemel Hempstead HP1 1PY

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£585,000
(Freehold)

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Lazy Bear Cottage is a truly enchanting two-bedroom detached character home, beautifully presented and full of warmth and personality.



This delightful property offers the perfect blend of period charm and modern convenience, with local amenities, green spaces, and Hemel Hempstead train station all just a short walk away — ideal for commuters and those looking to enjoy the vibrant village-style community of Boxmoor.

Step inside and you are greeted by a cosy sitting room featuring a stunning character fireplace, perfect for relaxing evenings. The dining room boasts charming wooden floors and flows through to a well-appointed fitted kitchen that overlooks the rear garden.

Upstairs, the home continues to impress with two excellent double bedrooms and a generous family bathroom, all tastefully finished to create a calm and welcoming atmosphere.

This is a rare opportunity to own a unique and charming home in one of Boxmoor's most desirable roads. Viewings highly recommended to appreciate the lifestyle Lazy Bear Cottage has to offer.

Specifications

- DETACHED COTTAGE
- 2 BEDROOMS
- 2 RECEPTIONS
- PERIOD FEATURES
- SPACIOUS REAR GARDEN
- SUMMER HOUSE
- BEAUTIFULLY PRESENTED
- WALKING DISTANCE TO MAINLINE STATION & ALL VILLAGE AMENITIES



To the rear, a surprisingly spacious private garden awaits — complete with a summer house fitted with power and lighting.



A little about the corner of the world we call home...

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

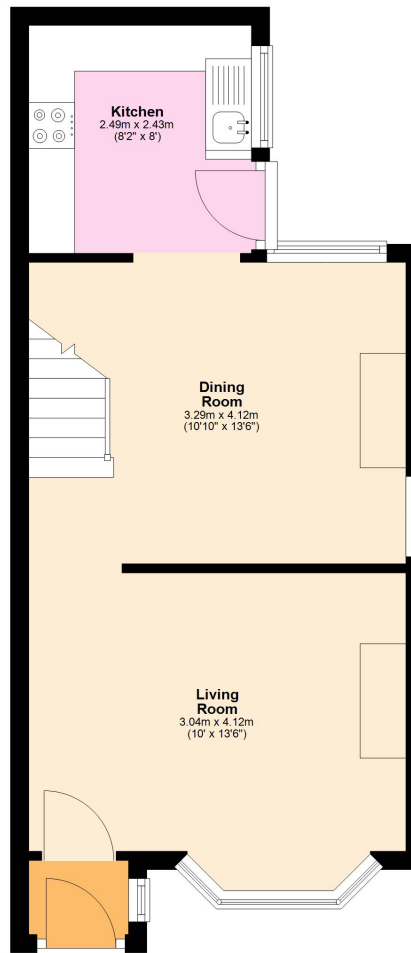
Tenure: Freehold

Council Tax Band: D

EPC Rating: D

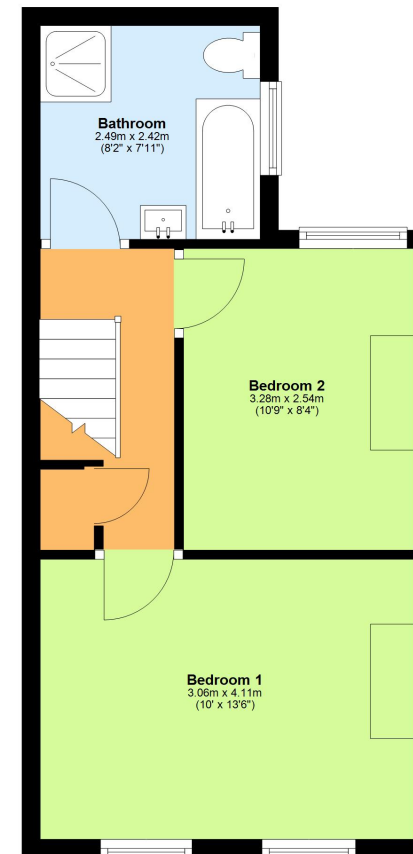
Ground Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.3 sq. feet)



Total area: approx. 66.8 sq. metres (718.9 sq. feet)

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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