



Castles

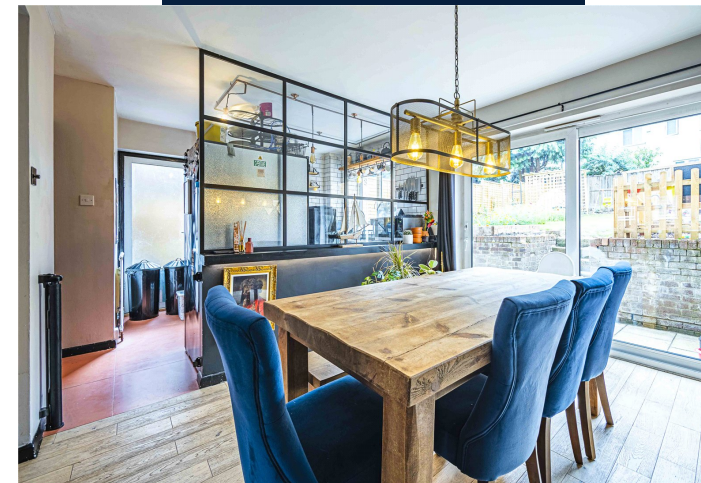
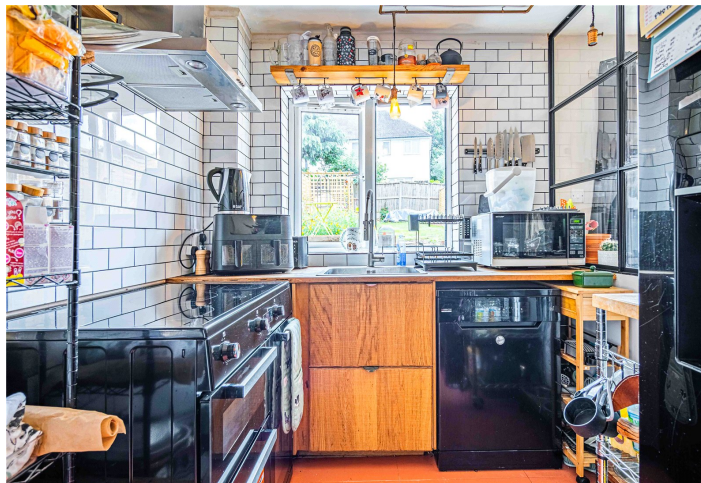
CATLIN STREET
Boxmoor, Hemel Hempstead HP3 9AU

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Offers Over
£550,000
(Freehold)

Castles



A beautifully presented three-bedroom semi-detached home located on one of Boxmoor's most sought-after roads.



This charming home offers a fantastic blend of character and practicality, with spacious, well-laid-out accommodation ideal for modern family living. The ground floor welcomes you with an entrance hall leading to a guest cloakroom, a versatile study or fourth bedroom, and a stunning dual-aspect lounge/dining room that opens through to a bespoke kitchen, complete with a separate larder area.

Upstairs, you'll find three generously sized bedrooms – the principal room featuring a walk-in wardrobe – along with a stylish family bathroom fitted with a traditional suite and roll-top bath.

To the front, a driveway provides off-street parking and there's a useful garage façade with built-in storage.

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 offers an excellent service to London Euston (26 mins).

Specifications

- 3 BEDROOMS
- DUAL ASPECT
- LOUNGE/DINER
- BESPOKE KITCHEN
- DOWNSTAIRS WC
- STUDY
- WALK IN WARDROBE
- TO MASTER
- REFITTED FAMILY
- BATHROOM
- OFF ROAD PARKING
- PRIVATE REAR GARDEN
- PRIME LOCATION



Outside, the property enjoys a private rear garden with patio areas, mature planting, and a lawned section offering a peaceful, secluded feel.



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:

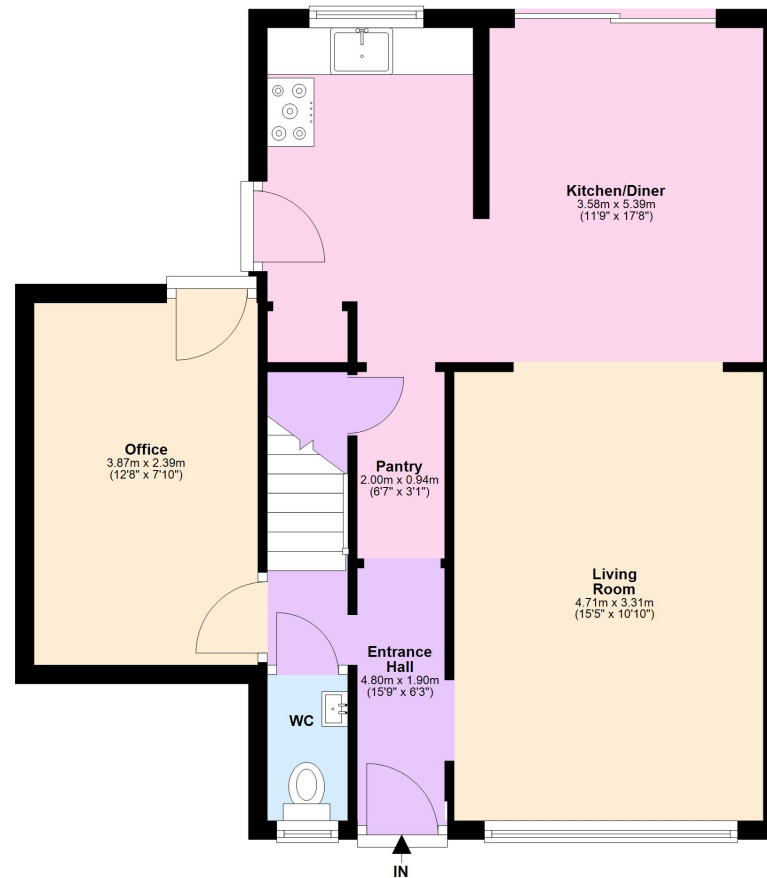
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

Tenure: Freehold
Council Tax Band: D
EPC Rating: C

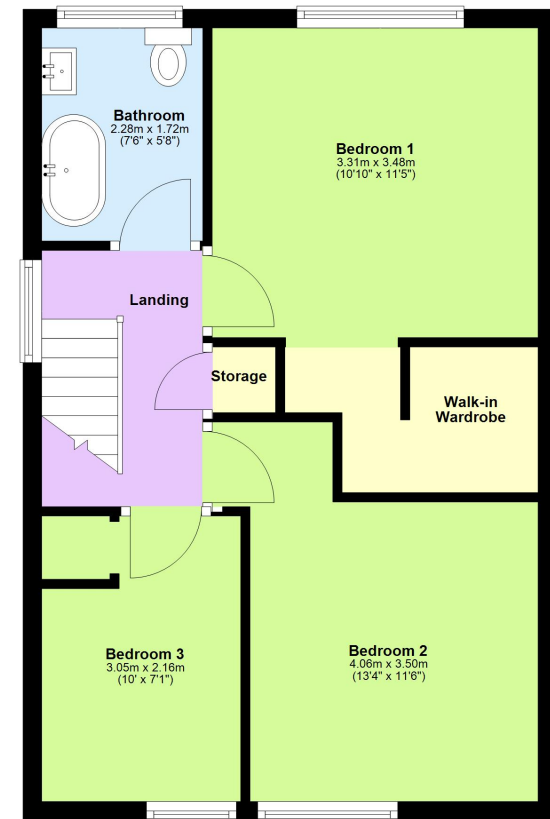
Ground Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



Total area: approx. 98.7 sq. metres (1062.1 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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www.castlestateagents.co.uk