



## 42 Puller Road, Hemel Hempstead, HP1 1QN

Guide price £415,000

- Two Bedrooms
- Newly Fitted Kitchen
- Amenities Within Walking Distance
- Double Reception Room
- Recently Installed Bathroom
- Popular With Commuters
- Beautifully Presented
- Very Sought After Location

# 42 Puller Road, Hemel Hempstead HP1 1QN

This beautifully presented two double bedroom character cottage on the sought-after Puller Road, Boxmoor, has been thoughtfully refurbished and maintained to a high standard throughout. The ground floor offers a welcoming lounge (11'4" x 11'3") with a front aspect double-glazed window, TV point, radiator, and an open plan layout leading seamlessly into the dining room (11'3" x 9'4"), complete with fitted cupboards and a double-glazed door opening onto the rear garden. To the rear, a re-fitted kitchen (12'2" x 5'8") provides a range of modern wall and base units with complementary work surfaces and splashbacks, integrated oven and hob, radiator, and a large window that floods the space with natural light.

Upstairs, the landing gives access to the loft and airing cupboard, leading to two generous double bedrooms. The principal bedroom (11'4" x 9'5") enjoys fitted wardrobes, radiator, and a front aspect window, while bedroom two (12'3" x 5'9") offers a bright retreat overlooking the rear garden. A stylish family bathroom is fitted with a bath and shower over, wash hand basin, low level WC, radiator, part-tiled walls, and a rear aspect window.

Externally, the property boasts a charming front garden with pathway and established borders, while the rear features a delightful cottage-style garden with a patio area leading onto a lawn with mature planting and a useful shed—ideal for outdoor dining, relaxation, or entertaining.

Perfectly positioned close to Boxmoor Village shops, highly regarded schools, and within walking distance of the Station with services to London Euston, this property combines period charm, modern living, and an enviable location.



Council Tax Band: C



## Area Guide

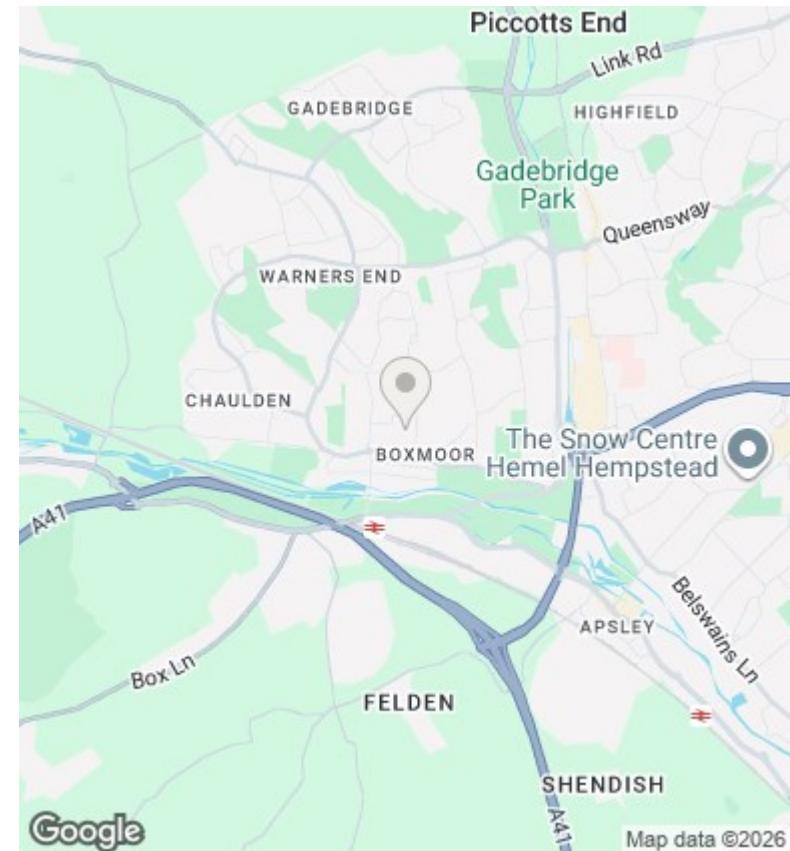
Boxmoor is one of Hemel Hempstead's most desirable and characterful areas, offering a unique blend of village charm and excellent modern amenities. With its tree-lined streets, period cottages, and welcoming community, it is a location that appeals equally to families, professionals, and commuters.

**Lifestyle & Community** -At the heart of Boxmoor lies Boxmoor Village, with its independent shops, cafés, traditional pubs, and restaurants creating a vibrant yet relaxed atmosphere. The area is home to the much-loved Boxmoor Trust land, with acres of open countryside, woodland, and riverside walks, providing a haven for outdoor activities, wildlife spotting, and family days out. Local events, including the Boxmoor Village Fete and seasonal markets, add to the strong sense of community spirit.

**Transport & Connectivity** - Boxmoor's convenient location makes it especially attractive to commuters. Hemel Hempstead Station is within walking distance, providing fast and frequent services to London Euston in around 30 minutes. The M1, M25, and A41 are all easily accessible, offering excellent road links across Hertfordshire and into London.

**Schools & Education** -The area is well served by highly regarded primary and secondary schools, making it a popular choice for families seeking quality education close to home.

**Recreation & Leisure** -Beyond the beautiful green spaces of the Boxmoor Trust, residents enjoy easy access to Gadebridge Park, golf clubs, gyms, and leisure centres. With Hemel Hempstead town centre and its shopping, cinema, and dining options just a short distance away, Boxmoor strikes the perfect balance between village life and town convenience.



## Directions

## Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC