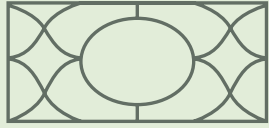




GREEN END HOUSE

GREEN END ROAD • BOXMOOR • HERTFORDSHIRE



GREEN END HOUSE

B O X M O O R

A meticulously restored, Grade II Listed, five bedroom Georgian house with large south facing garden & detached double garage, within a gated walled courtyard

Two entrance halls • Three reception rooms
Significant library/games or party room
Open plan kitchen & day room
Separate preparation kitchen • Laundry
Cloakroom • Two WCs • Cellar

Principal bedroom with dressing room & ensuite
shower room • Four further bedrooms
Two further bathrooms • Additional WC

Walled courtyard secured with electric gates
Double garage workshop • Large south facing
terrace & garden • Separate pedestrian access to
Green End Road • Additional access via original
carriage driveway

Freehold

Green End House, Green End Road
Boxmoor, Hertfordshire, HP1 1GH



Technical Specification

Green End House has been finished to a very high standard & includes:

- Painted Ash shaker kitchen with oak drawers & dovetail joints. Granite worktops with a large central island & breakfast bar
- Stoves range cooker & cooker hood with Neff integrated appliances including large side by side fridge/freezer, microwave, dishwasher & Caple wine cooler
- Engineered oak flooring in hall & reception rooms
- Porcelanosa floor tiles in kitchen/day room, preparation kitchen, laundry & WCs
- Cormar wool carpet runner on main stair & fitted carpets to landing, secondary staircase & bedrooms
- Duravit sanitaryware with Hansgrohe fittings in master ensuite & all bathrooms
- Porcelanosa wall & floor tiling with quartz shelves in bathrooms
- Illuminated fog-free bathroom mirrors with shaver sockets
- Chesney's & ACR wood-burners in drawing room, dining room & reception room with slate hearths & restored original surrounds
- Gas central heating with Worcester Bosch boiler & Megaflo pressurised hot water system



- Underfloor heating in kitchen & library with separate electric underfloor heating in bathrooms. Traditional feature radiators elsewhere
- Programmable digital thermostats to each heating zone
- Dual-fuel heated towel rails in bathrooms
- LED downlighters, TV & Data wiring & 5A lighting circuits in reception rooms & main bedrooms
- Fully landscaped rear garden, large lawn & stone terrace. Additional access via original carriage driveway
- Double garage workshop with electronic up-and-over timber doors, separate pedestrian side door & internal cold water supply
- The property is sold with the benefit of a ten-year structural warranty from International Construction Warranty

Fixtures & Fittings - The property is available part furnished by separate negotiation

Tenure - Freehold

Services - Mains gas, electricity, water, drainage

EPC Rating - Exempt

Local Authority - Decorum Borough Council

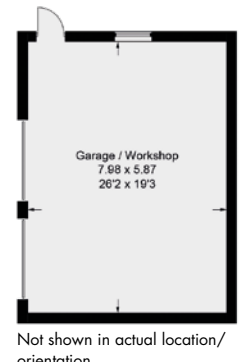
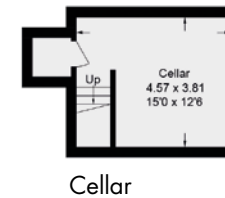
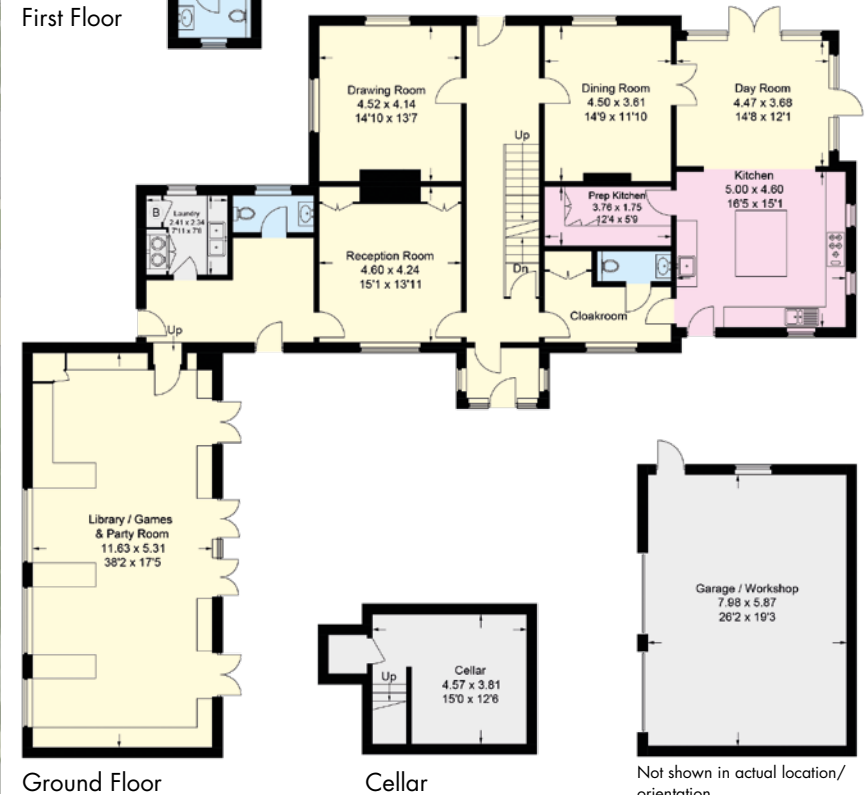
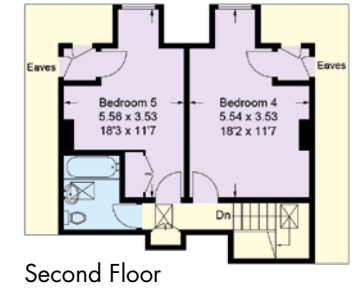
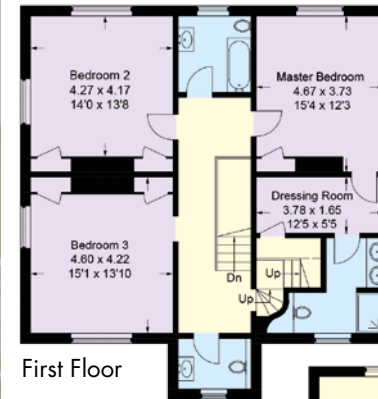
Council Tax - To be assessed. Band G is £2,915.50pa







Approximate Gross Internal Area: 392.1 sq m / 4,220 sq ft



www.GreenEndHouseBoxmoor.co.uk

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