



**Cowper Road, Boxmoor, Hemel Hempstead, HP1 1PE**  
**£550,000**

**Sears & Co**  
estate & letting agents



AN EXTENDED and superbly presented three bedroom family home situated in this PRIME position on Cowper Road in BOXMOOR. Entry level accommodation includes an entrance hallway and an OPEN PLAN living/dining area. The lower ground floor comprises a kitchen, dining area, w/c and direct access into the garden. The first floor offers two well proportioned bedrooms and a REITTED family bathroom. The principle bedroom is located on the second floor. Externally the property further benefits from a low maintenance rear garden. Council tax band E. Contact the Sears & Co team on 01442 254100 to arrange a viewing.



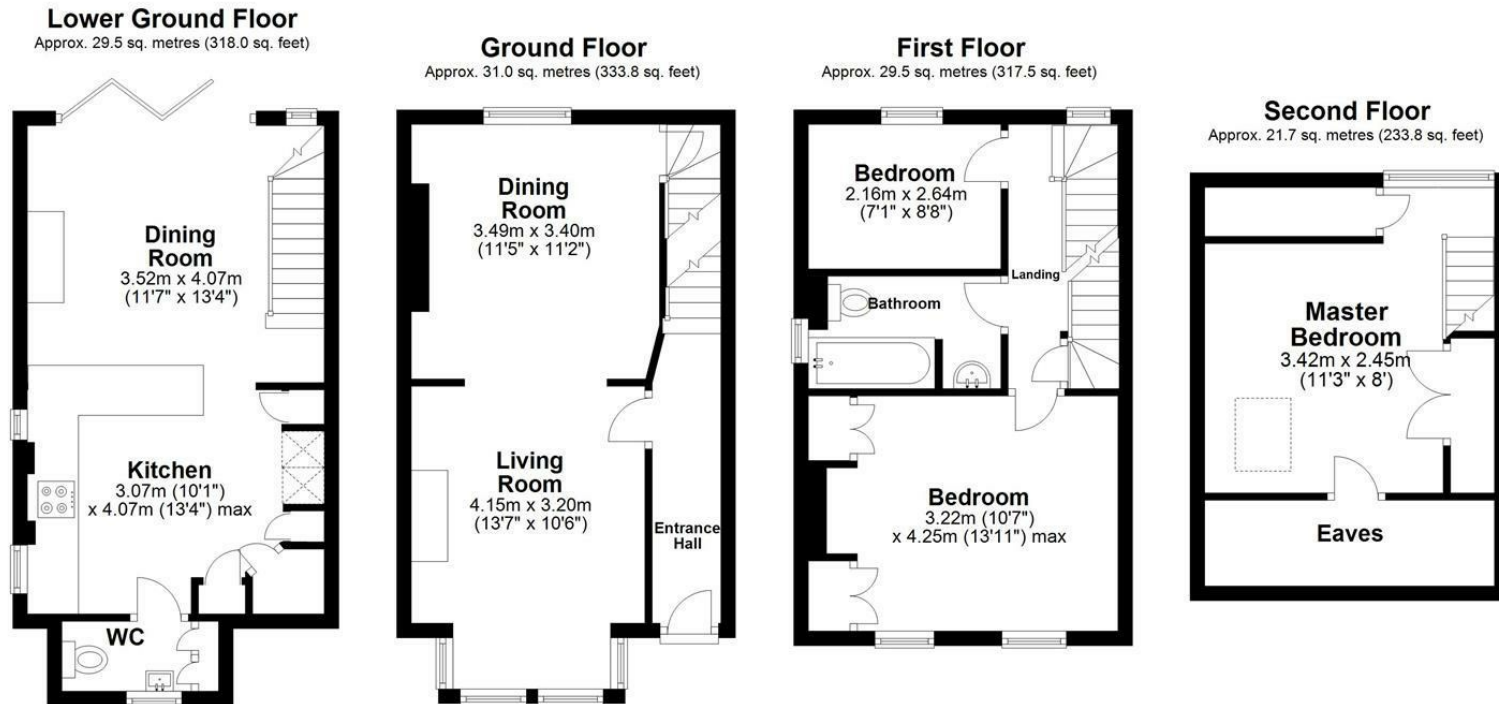
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Total area: approx. 111.8 sq. metres (1203.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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