



Connells

Cowper Road  
Hemel Hempstead



## Property Description

\*\*\* OPEN TO OFFERS \*\*\* CHAIN FREE \*\*\*  
Located in the highly sought after area of Boxmoor is this three bedroom semi detached family home. Benefits include an ensuite to the master bedroom, spacious living area, kitchen/ dining area, gas central heating and double glazing.

The property also benefits from being within easy reach to schools, shops, local amenities and the Hemel Hempstead Train Station. CALL NOW TO BOOK A VIEWING!!

## Entrance Hall

Door to front and double glazed window.

## Lounge

26' 2" x 10' 7" ( 7.98m x 3.23m )

Dual aspect with double glazed windows, fire place with wood burner, TV point, two radiators and TV point.

## Stairs Leading Down To:

## Dining Room

13' 5" x 10' 8" ( 4.09m x 3.25m )

Double glazed window, TV point, radiator, cupboard housing central heating boiler, tiled flooring and double glazed french doors.

## Kitchen

13' 4" x 10' 4" ( 4.06m x 3.15m )

Open to dining room fitted with wall and base

units with work surfaces to compliment, Island with integrated dishwasher, sink/drainers with splashbacks, integrated double oven and hob, integrated microwave, washing machine and fridge/freezer, radiator, two double glazed windows and door to cloakroom.

## Cloakroom

Fitted with low level WC, wash hand basin, part tiling and double glazed window.

## Landing

Stairs leading down to lower floor, stairs from ground floor.

## Bedroom 2

11' 9" x 10' 8" max ( 3.58m x 3.25m max )

Two double glazed windows and fitted wardrobes.

## Bedroom 3

9' 3" x 8' 3" ( 2.82m x 2.51m )

Double glazed window and radiator,

## Bathroom

Fitted with bath and shower, heated towel rail, wash hand basin, low level WC, part tiling and double glazed window.

## Second Landing

Stairs from first floor landing.

## Bedroom 1

11' 1" x 10' 9" ( 3.38m x 3.28m )

Velux window and fitted wardrobes.

## En-Suite

Fitted with shower cubicle, wash and basin, heated towel rail, low level WC and full tiling.

## Front Garden

Patio area with steps leading up to front door.

## Rear Garden

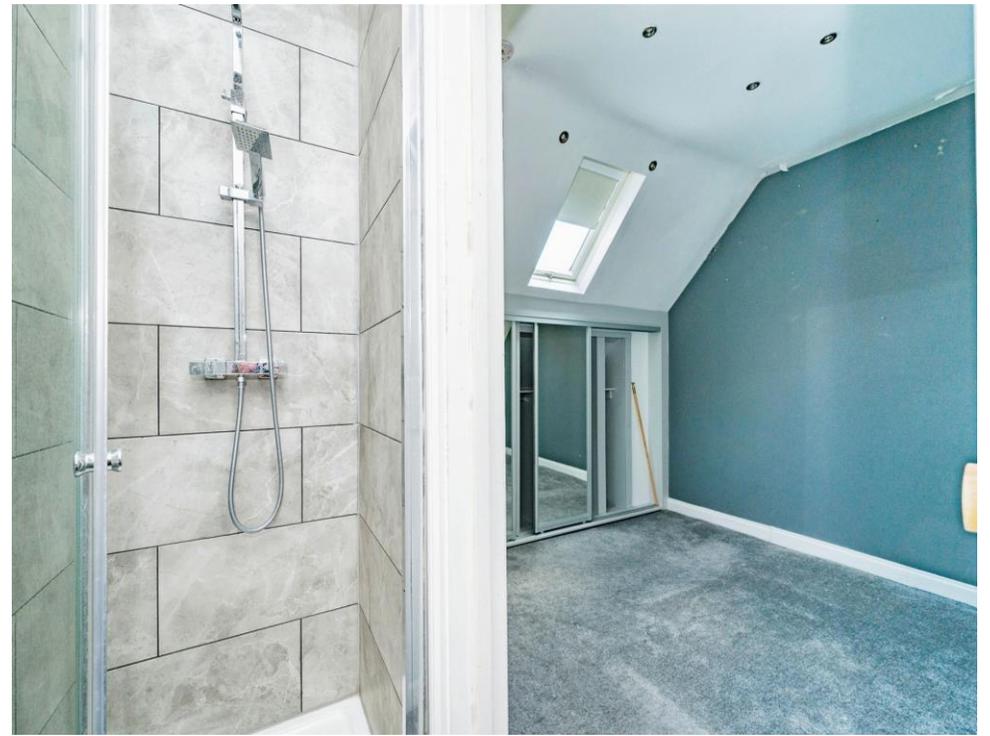
Patio area leading to lawned area.

## Disclaimers

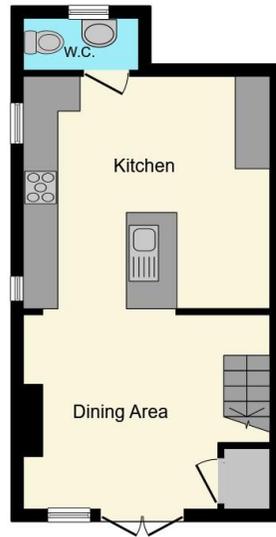
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\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

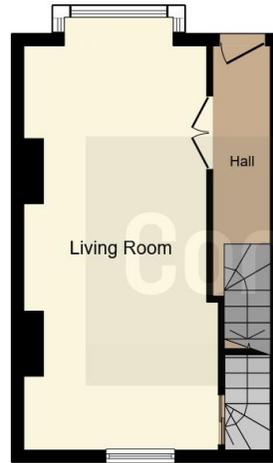




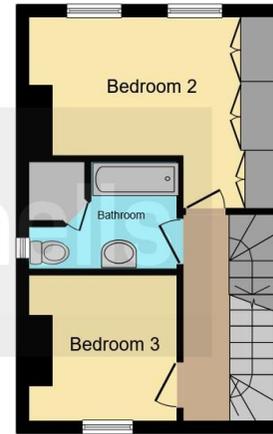




**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01442 216 633**

**E [hemel Hempstead@connells.co.uk](mailto:hemel Hempstead@connells.co.uk)**

45 Marlowes  
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: E Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/HEM311283](http://connells.co.uk/Property/HEM311283)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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