

**23 Cowper Road**

**Boxmoor**

**HP1 1PE**

**£575,000** Freehold

David  
**Doyle**  
Sales and Lettings



David Doyle are delighted to offer to the sales market this exceptionally well presented four bedroom character semi detached property situated in the heart of Boxmoor village close to highly regarded schooling, excellent amenities and Hemel Hempstead Mainline Railway station offering excellent links to London Euston. With accommodation arranged over four floors, this beautiful family home offers spacious and versatile living space comprising a bright hallway with stairs to the first floor and a door to a generous dual aspect lounge/dining room with feature fireplaces and mantles, a bespoke storage cupboard and a door with stairs leading to the lower ground floor, arranged with a kitchen/breakfast room offering an extensive range of wall and base units, wooden work surfaces, integrated appliances, space and plumbing for further white goods and opening to the lovely dual aspect conservatory enjoying views of the rear garden. Also accessed via a door from the kitchen is a cosy double guest bedroom with a very useful en suite shower room and a large storage cupboard. To the first floor are three bedrooms, the master with a range of fitted wardrobes and a cast iron fireplace, as has bedroom four, the four piece family bathroom, arranged with a white suite including a roll top bath, chrome sanitaryware and fully tiled walls. A door from the landing opens to stairs leading to the second floor, arranged with a beautiful bedroom suite with a range of fitted wardrobes, a dressing room and enjoying far reaching views. Externally, the rear garden is pleasantly private and arranged with low maintenance in mind with a patio seating area,

perfect for entertaining, a shed and walled/fenced boundaries. To the front of the property is a cottage garden area with walled boundaries. Offered in superb order throughout, this lovely family home is a must see and an internal viewing is a highly recommended.

'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 offer an excellent service to London Euston (26 mins)

Four Bedroom Character Semi Detached

Heart Of Boxmoor Village

Accommodation Over Four Floors

Close To Schools & Amenities

Quality Wooden Flooring To Ground Floor

Four Piece Family Bathroom

Lower Ground Floor Bedroom With En Suite

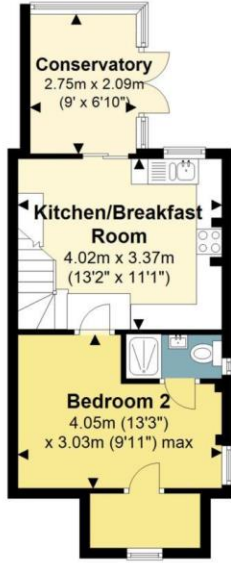
Exceptional Order Throughout

Dual Aspect Reception Room

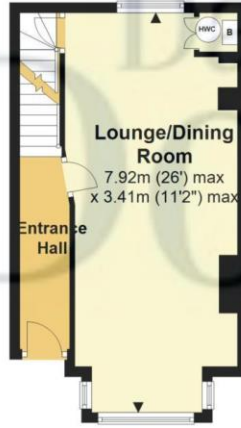
Viewing Highly Recommended

Freehold

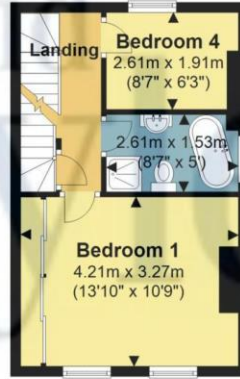
**Ground Floor**  
Approx. 34.8 sq. metres (374.2 sq. feet)



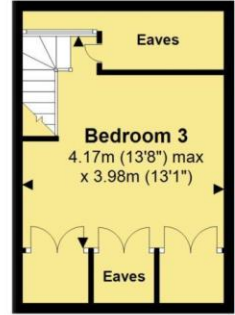
**First Floor**  
Approx. 29.5 sq. metres (317.9 sq. feet)



**Second Floor**  
Approx. 29.2 sq. metres (314.6 sq. feet)



**Third Floor**  
Approx. 15.1 sq. metres (162.8 sq. feet)



Total area: approx. 108.6 sq. metres (1169.4 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.  
Plan produced using PlanUp.

Scan here for more details



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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