

7 Cowper Road

Boxmoor

HP1 1PE

£550,000 Freehold

David  
**Doyle**  
Sales and Lettings



Situated in Cowper Road which was recently mentioned in the Telegraph as one of the country's most sought after locations. Charming and superbly refurbished 3 bedroom semi detached character home retaining considerable period charm, convenient for the 'village centre'. Ensuite shower room to master bedroom. Refitted first floor bathroom. 26' approx. lounge with feature fire place. Luxuriously refitted kitchen/dining room with granite work surfaces and integrated appliances. Double glazing. NO UPPER CHAIN

Cowper road is convenient for the village centre and the mainline railway station (London Euston 26 mins). The village centre itself benefits from a range of shops and other amenities, such as a village hall and playhouse, sports centre, restaurants and a range of traditional village pubs. The village benefits from its own green open area (known as Boxmoor) with its cricket pitch and through which runs the Grand Union Canal.

\*\*This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. As part of a deceased`s estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*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. \*\*

Character Semi Detached Family Home

Extensively Refurbished

En Suite To Master

Boxmoor Village Location

Dual aspect Lounge

Private Rear Garden

Tasteful Decor Throughout

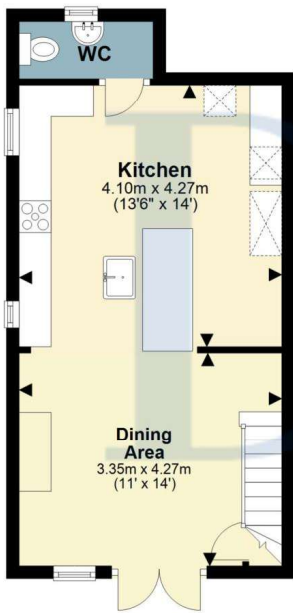
NO UPPER CHAIN

Viewing Advised

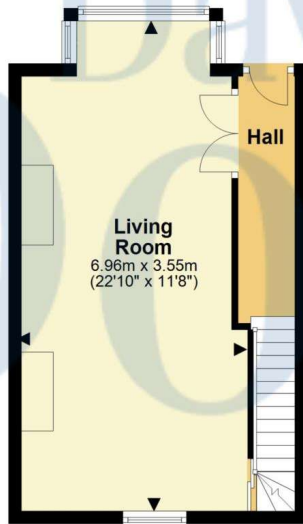
Council Tax Unknown

Tenure -Freehold

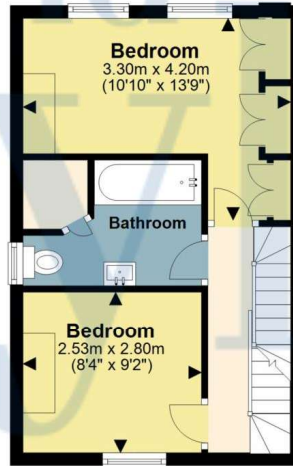
**Lower Ground Floor**  
Approx. 34.3 sq. metres (369.2 sq. feet)



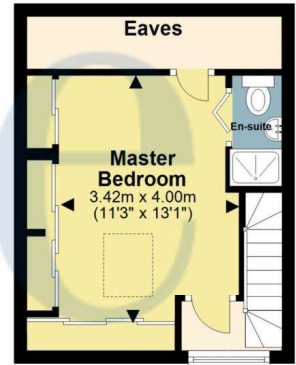
**Ground Floor**  
Approx. 35.6 sq. metres (383.6 sq. feet)



**Second Floor**  
Approx. 29.2 sq. metres (314.5 sq. feet)



**Third Floor**  
Approx. 22.2 sq. metres (238.8 sq. feet)



Total area: approx. 121.3 sq. metres (1306.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.  
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>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(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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