

**33 Cowper Road, Boxmoor,
Hemel Hempstead,
Hertfordshire, HP1 1PE**

David
Doyle
Sales and Lettings

OIEO £525,000 Freehold



Located in this highly sought after road in the popular area of Boxmoor is this 3 bedroom detached chalet bungalow with a driveway, garage and the added benefit of no upper chain. This property also benefits from being redecorated throughout, new carpets and a newly fitted first floor family bathroom. The ground floor is arranged with a generous dual aspect lounge dining room with two pairs of double glazed patio doors that offer access to the rear garden, a fitted kitchen, utility room, bedroom 3 / study with an ensuite wet room and a welcoming entrance hall with stairs leading to the first floor. The first floor feature 2 double bedrooms both with fitted wardrobes and offering access to useful eaves storage and a newly fitted family bathroom. To the front of the property is a double driveway that also offer access to the garage while you also have gated side access to the rear garden. The rear garden is pleasantly private and landscaped with a generous seating area for outside entertaining, an area laid to lawn, a raised flower bed and fenced boundaries. With the benefit of NO UPPER CHAIN early viewing is 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).

Sought after Boxmoor location

Detached 3 bedroom chalet bungalow

Lounge dining room

Fitted kitchen. Utility room

Downstairs bedroom with an ensuite wet room

First floor refitted family bathroom

Garage. Driveway

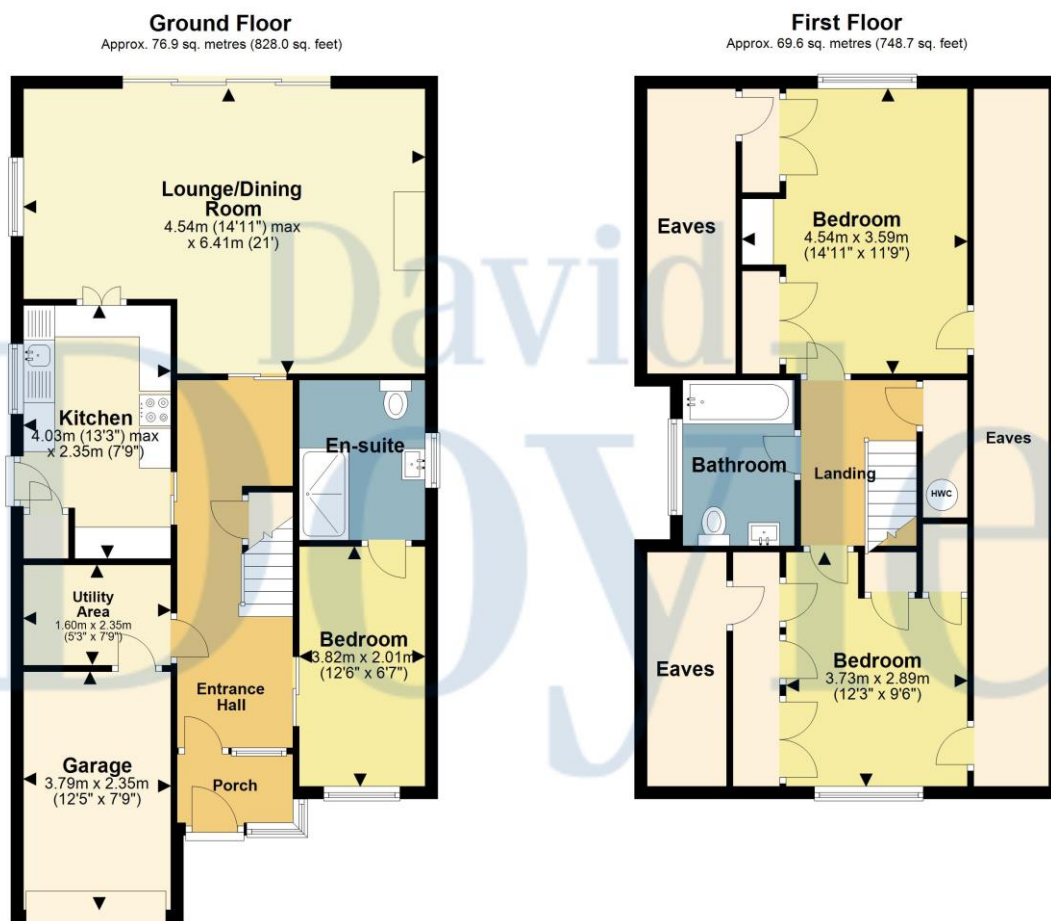
Rear garden

Viewing is a MUST

NO UPPER CHAIN

Council Tax Band F

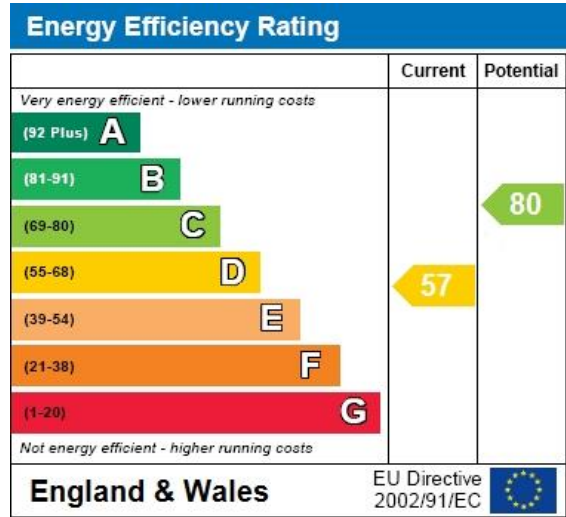
Tenure -Freehold



Total area: approx. 146.5 sq. metres (1576.7 sq. feet)

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

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

33 Cowper Road, Boxmoor, Hemel Hempstead, Hertfordshire, HP1 1PE

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built? 1975

Council Tax Band F

This year council tax charge £3,128.73

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied None connected

What parking facilities does your property have Private/driveway

Please state any costs per annum for parking None

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.