

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

David
Doyle
Sales and Lettings

Offers Over £450,000 Freehold



Located in this highly sought after road in the heart of Boxmoor `Village` is the 3 bedroom semi detached family home that is conveniently located for sought after schooling, local shops, amenities and Hemel Hempstead main line station with links to London Euston.

The ground floor is arranged with a living room with a feature fire place and bay window to the front aspect, double doors open on to the family room, an inner hallway has stairs leading down to the lower ground floor. The ground floor is completed by an entrance hall with stairs leading to the first floor.

The lower ground floor features a kitchen breakfast room, a dining room, cloak room and a rear porch that leads out to the garden. The kitchen is fitted with a range of matching shaker style wall and floor mounted units, colour coordinate work surfaces and a tiled splash back.

The first floor offers 2 bedrooms and the family bathroom, the family bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over, a pedestal wash hand basin and a low level WC.

The second floor features a generous bedroom with views to the rear of the property.

The rear garden is pleasantly private and mainly laid with brick block paving, feature borders, fenced boundaries and side access.

With NO UPPER CHAIN 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)

In the heart of Boxmoor 'Village' is this 3 bedroom semi detached family home

Convenient for sought after schooling, local amenities and Hemel Hempstead main line station

Living room. Family room

Kitchen breakfast room

Dining room

Cloak room

First floor bathroom

Garden

NO UPPER CHAIN

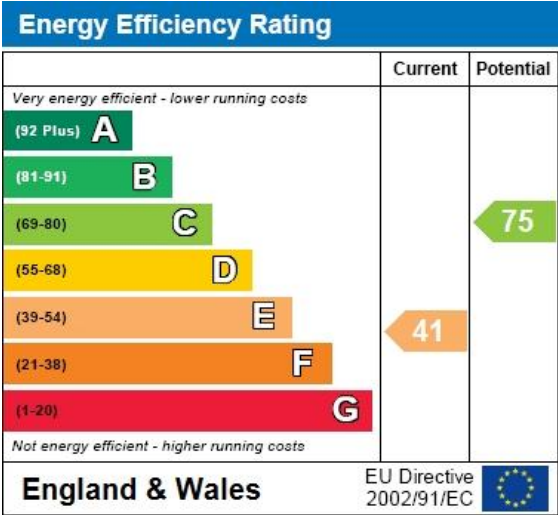
Viewing is a MUST

Council Tax Band E

Tenure -Freehold



Scan here for more details





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

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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?	1900
Council Tax Band	E
This year council tax charge	Not known
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	Fibre to the property FTTP
Do you have a telephone connection?	Landline
What parking facilities does your property have	On street
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

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