

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

David
Doyle
Sales and Lettings

Offers Over £475,000 Freehold



This stunning 2 bedroom character cottage is located in this highly sought after road in the heart of Boxmoor 'Village' and has been lovingly refurbished to a high standard throughout by the current vendors. The property offers exceptional ground floor accommodation that flows seamlessly out to the pleasantly private and again beautifully maintained rear garden. The property is conveniently located for Boxmoor 'Village', sought after schooling, local shops, amenities and Hemel Hempstead railway station with links to London Euston.

The ground floor is arranged with a living room with wooden flooring and shutter to the window, a separate dining room with a feature fireplace and wooden flooring. The kitchen is an outstanding feature of the property offering fitted shaker style wall and floor mounted units comprising both cupboards and drawers and colour coordinated Granite worksurfaces. The kitchen opens on to a sitting room that benefits from bi fold doors that offer seamless access out to the rear garden. The ground floor is completed by a useful entrance porch and a guest cloak room.

The first floor continues to impress with two bedrooms and a family bathroom. The primary bedroom has hidden built in wardrobes while the bathroom has been fitted to a high standard in white with chrome fittings and an impressive vaulted ceiling with a Velux window.

The rear garden is beautifully landscaped in a country cottage style with variegated herbaceous borders, gravel and decked seating areas, an area laid with artificial lawn and a useful garden shed.

This property is beautifully presented and decorated throughout and 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).

A stunning 2 bedroom character cottage in the heart of Boxmoor 'Village'

Refurbished to a high standard throughout

Living room and a separate dining room

Impressive open plan kitchen sitting room with bi fold doors

Downstairs cloak room

First floor family bathroom

Beautifully landscaped rear garden

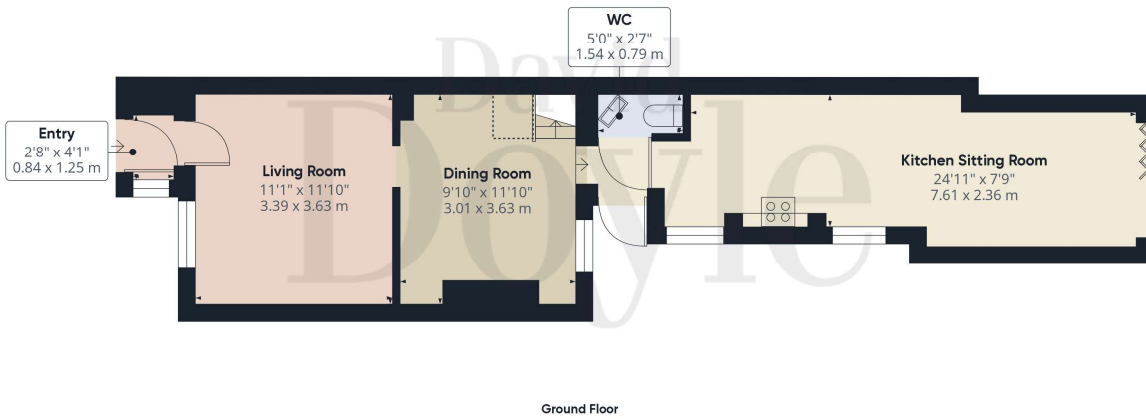
Beautifully presented and decorated throughout

Viewing is highly recommended

Call NOW to arrange a viewing

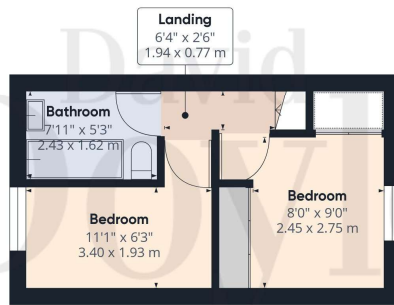
Council Tax Band D

Tenure -Freehold



Approximate total area⁽¹⁾
703.31 ft²
65.34 m²

Reduced headroom
5.27 ft²
0.49 m²



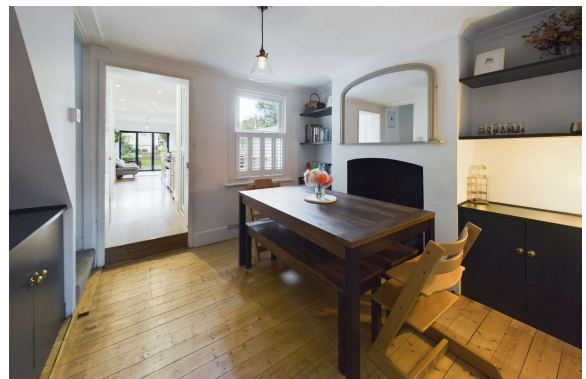
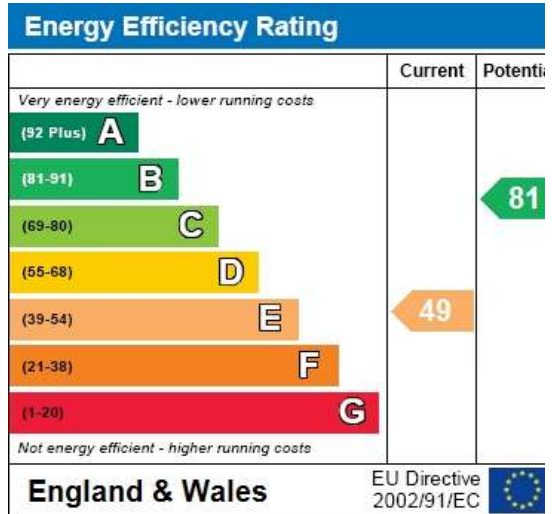
(1) Excluding balconies and terraces

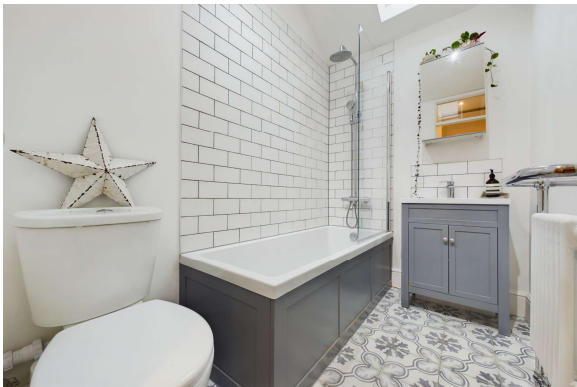
Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





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

54 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?	Unknown
Council Tax Band	D
This year council tax charge	2000
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	Cable
Do you have a telephone connection?	Landline
What parking facilities does your property have	None
Please state any costs per annum for parking	N/A
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? Yes

If yes please state what rights are in place? Side access round number 56.

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.