

7 Cowper Road

Boxmoor

HP1 1PE

£575,000 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 is marketed subject to obtaining the grant of probate and 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

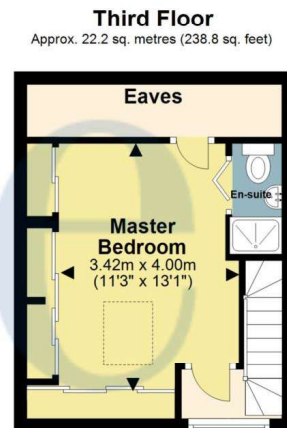
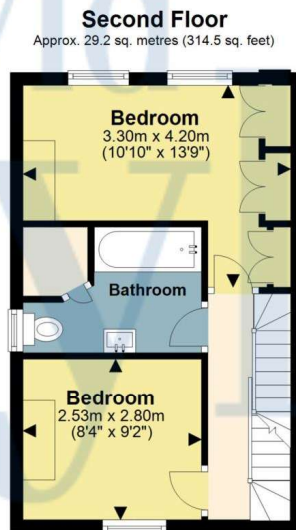
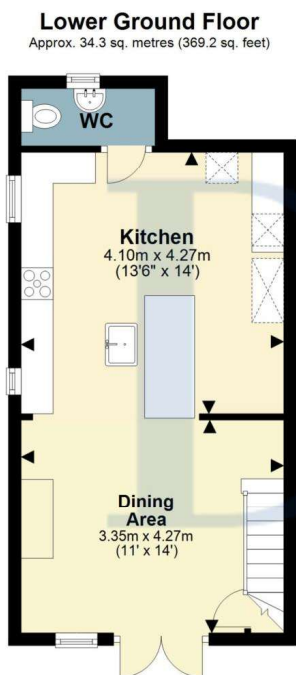
Tasteful Decor Throughout

NO UPPER CHAIN

Viewing Advised

Council Tax Unknown

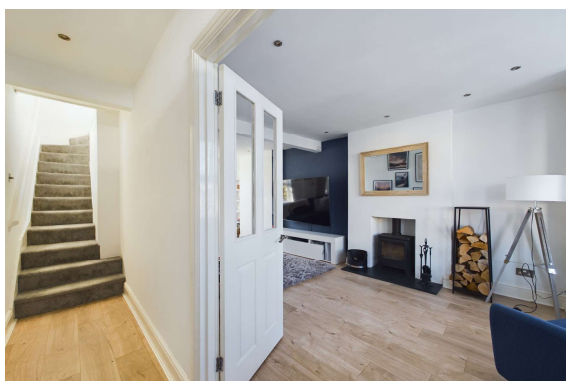
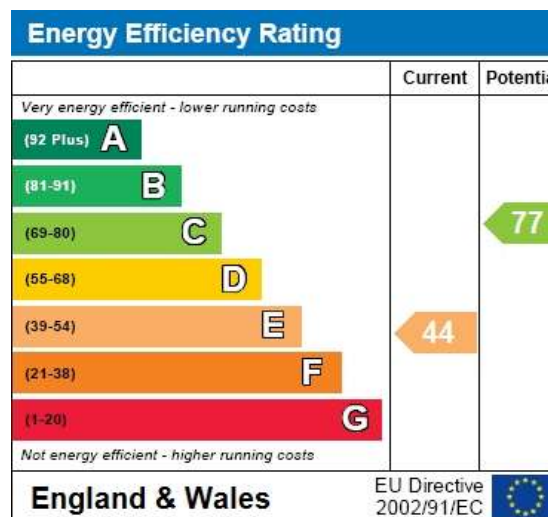
Tenure -Freehold



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





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

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.

