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Temptation comes in many forms...



Boxmoor
PRICE GUIDE £395,000

Boxmoor

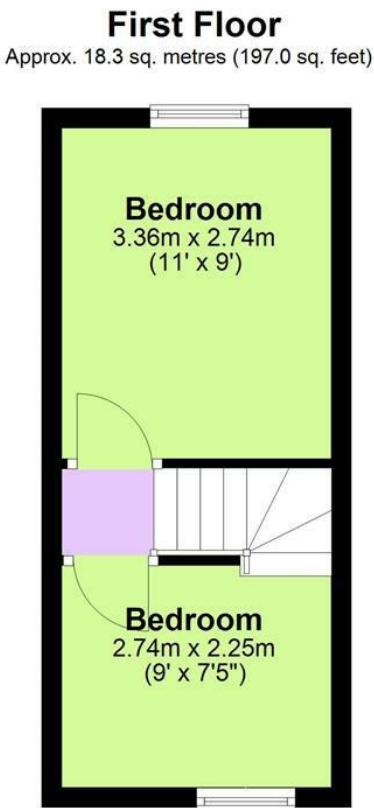
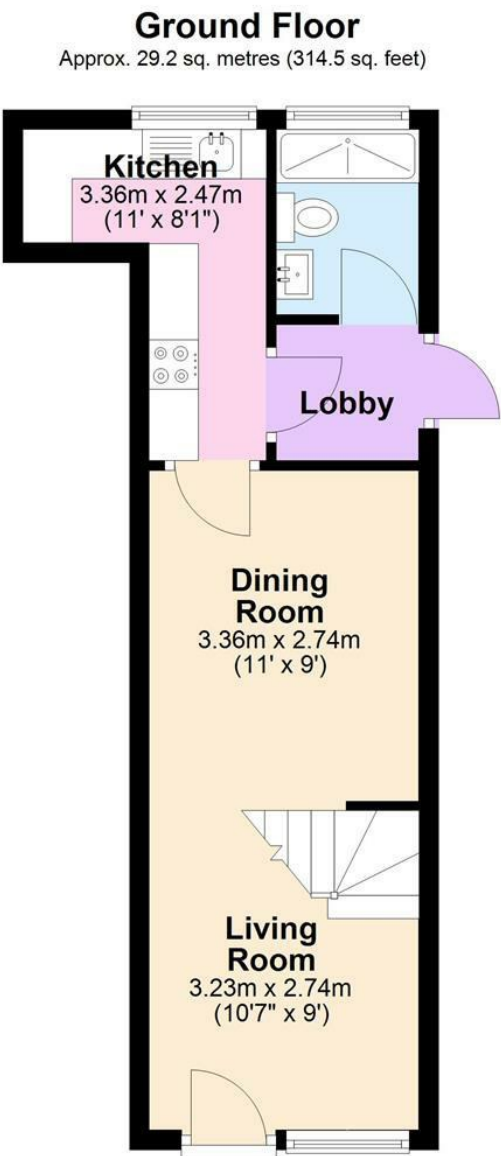
PRICE GUIDE

£395,000

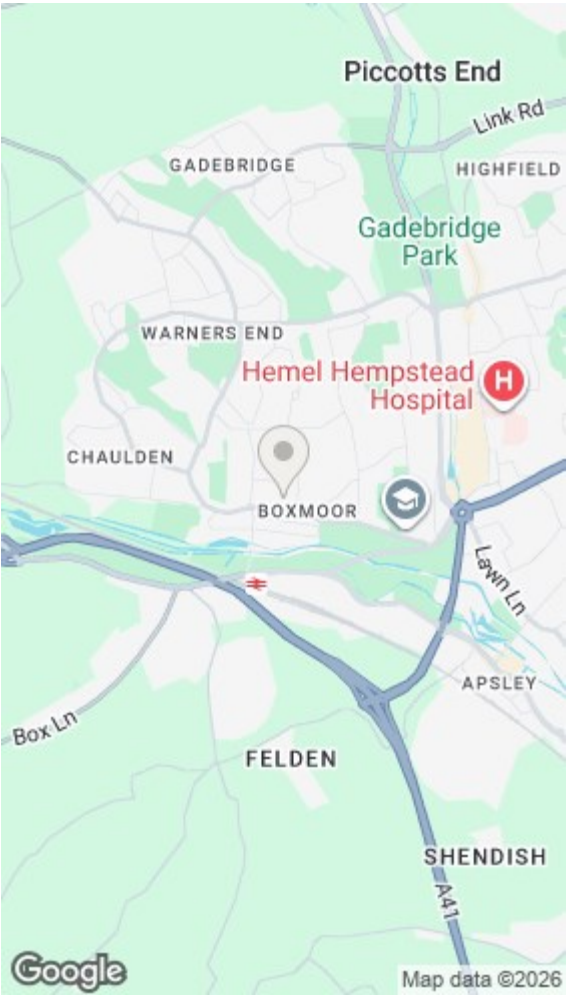
Located on a sought after road in Central Boxmoor and only 10 minutes walk from the mainline train station serving London Euston in 26 minutes. A delightful two bedroom character cottage sold with no upper chain and offered in excellent decorative order with the benefit of 2 reception rooms and private rear garden.



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Total area: approx. 47.5 sq. metres (511.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





A beautiful character cottage in the heart of Boxmoor village.



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Ground Floor

The ground floor boasts two reception rooms to include a living room with window to the front and a separate dining room which is ideally positioned since it opens directly to the kitchen which is fitted with a range of units with work top over and a window to the rear overlooking the garden. A door from the kitchen opens to a useful lobby which in turn has a door to the rear garden and a door to a luxuriously fitted shower room.

First Floor

Stairs rise to the first floor landing where doors open to both double bedrooms. One bedroom has a window overlooking the front while the second bedroom overlooks the rear. Both bedrooms and the landing benefit from Oak effect flooring.

Outside

To the front of the property is a flagstone patio area leading to the front door. To the rear of the property is a private and fully enclosed rear garden which benefits from a Westerly facing aspect. The rear garden has been landscaped with a large sandstone patio area directly to the rear of the house with raised borders enclosed by railway sleepers framing the main part of the garden which is laid to lawn. At the rear boundary there is a second patio area and a timber framed garden shed.

The Location

Based in the heart of Boxmoor village, the property has an optimal location close to a range of shopping facilities, restaurants, pubs and wider amenities such as The Playhouse and Leisure Centre. Nearby green areas include The Moor, a beautiful open space including a cricket pitch and local clubs, along with the Grand Union Canal and River Bulbourne running through it. The mainline railway station offers a regular service direct to London Euston within just 26 minutes.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
 2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
 3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.
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