

76.6 sqm = ground floor

51.4 sqm = first floor

25 sqm = outbuilding

total 153sqm (1646 sqft)



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## Hyde Meadows, Bovingdon

**£625,000**

An opportunity to purchase an extended and architecturally re designed four double bedroom semi detached family home located within a few minutes walk of Bovingdon Village High Street. The accommodation comprises of: Entrance hallway, shower room/ WC, sitting room/dining room, playroom, new kitchen Breakfast room, utility room, four bedrooms and a new family bathroom. There is a fantastic garden building constructed to a high standard which is currently used as a home gym. There is off road parking for three vehicles.

## Ground Floor

### Entrance Hall

Tiled flooring, vaulted ceiling, UPVC double glazed front door, built in storage cupboard, radiator, stairs to first floor, doors leading to

### Shower Room/ WC

Window to front, shower cubicle with large fixed head shower and flexible shower hose attachment, close coupled WC, wash hand basin recessed into vanity unit.

### Kitchen diner

A new kitchen, a range of wall and base units in light grey with white Minerva, breakfast bar with seating for four, integrated dishwasher, five ring induction, stainless steel double electric oven, window overlooking the front driveway. Door to utility room.

### Utility Room

Door to side, basin and single drainer, brand new Worcester Bosch 8000 combi gas central heating boiler, plumbing for washing machine.

### Sitting Room/ Dining Room

Open fireplace, point for wall mounted TV, vaulted ceiling with Velux window, wood block effect flooring, patio doors leading to the rear garden, opening leading to playroom.

### Playroom/ reception room

Window overlooking the rear garden, radiator.

### First Floor

#### Landing

Window to front loft hatch with pull down loft ladder, doors leading to

#### Bedroom One

Window overlooking the rear garden, upright radiator, panelled feature wall

#### Bedroom Two

Window overlooking rear garden, radiator.

#### Bedroom Three

Window to front, radiator.

### Bedroom Four

Window to side, radiator

### Bathroom

Two windows to side, bath with chrome mixer taps with flexible shower hose attachment, WC with concealed cistern, wash hand basin recessed into vanity unit, centrally heated towel radiator.

### Outside

#### Rear Garden

Mainly laid to lawn, sude gated pedestrian access, porcelain tiled paved patio area.

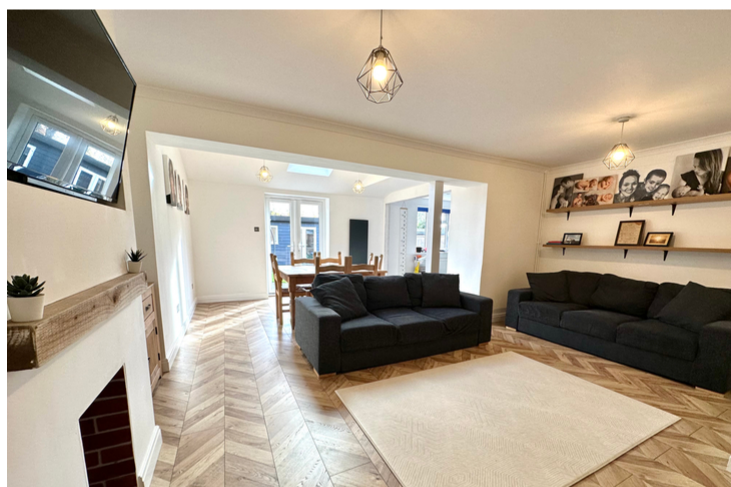
#### Garden Building/ Gym

An exceptionally insulated building with light and power, double glazed window overlooking the garden, door leading to WC.. A second door leading to small separate office room.

#### To the front

A block paved driveway with off road parking for three vehicles.

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