



Total Area: 111.8 m<sup>2</sup> ... 1204 ft<sup>2</sup>

All measurements are approximate and for display purposes only



35a, High Street, Hemel Hempstead,  
Hertfordshire, HP3 0HG  
T: 01442 831500  
F: 01442 831300  
E: info@whitewoodproperties.co.uk  
W: <http://www.whitewoodproperties.co.uk>



**Hyde Lane, Bovingdon**

**£545,000**

An attractive three bedroom semi detached family home situated conveniently close to Bovingdon village with an A\* Academy junior school. Offering accommodation to include a stunning kitchen/Breakfast room with built in breakfast bar, downstairs cloakroom, dual aspect sitting room with fireplace, master bedroom with en suite shower room, main bathroom with double width shower cubicle. There is a delightful, well stocked south facing rear garden with patio area and access to the converted garage which is now a spacious home office or gym. Off road parking for two vehicles. Available with no upper chain.



## Ground Floor

### Entrance

UPVC double glazed front door with glazed side panels to:

### Entrance Hall

Stairs to first floor, under stairs storage cupboard, radiator, upvc door to rear garden.

### Kitchen/Breakfast Room

4.696m x 3.557m (15' 5" x 11' 8") A dual aspect room with double glazed windows to front and rear, a range of wall mounted and floor standing units in Oak with contrasting work surfaces, single drainer sink with mixer tap, tiled splash backs, four ring gas hob, extractor hood, double built in oven, integrated fridge, washing machine, freezer, wall mounted gas fired boiler. double radiator. Built in breakfast bar with stools and bench seat.

### Sitting Room

5.770m x 3.064m (18' 11" x 10' 1") A dual

aspect room sliding patio doors to rear and double glazed window to front, 2 radiators, built in fireplace.

### First floor

#### Landing

Double glazed window to garden, airing cupboard with hot water cylinder and shelving, access to loft space, doors to:

#### Bedroom One

3.912m x 3.108m (12' 10" x 10' 2") Double glazed window to front, extensive built in wardrobes with drawer unit, radiator. Door to:

#### En suite Shower Room

A white suite comprising enclosed shower cubicle, wash hand basin and low level wc, tiled walls, towel radiator.

#### Bedroom Two

2.856m x 2.810m (9' 4" x 9' 3") A dual aspect room with double glazed windows to front and side, double radiator.

#### Bedroom Three

3.293m x 1.741m (10' 10" x 5' 9") Double glazed window to front, built in wardrobe, radiator.

#### Shower Room

Recently re-furnished shower room with double width shower, wash hand basin in vanity unit, close coupled wc, radiator.

#### Outside

##### To the Rear

An attractive well stocked south facing garden with lawn and a spacious decking area with a weatherproof covered roof. Access to the front via a gate, access to the :

##### Garden Office/Gym

Wider than normal garage, this has been converted into a home office or gym and has light and power and french doors overlooking the rear garden providing natural light.

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