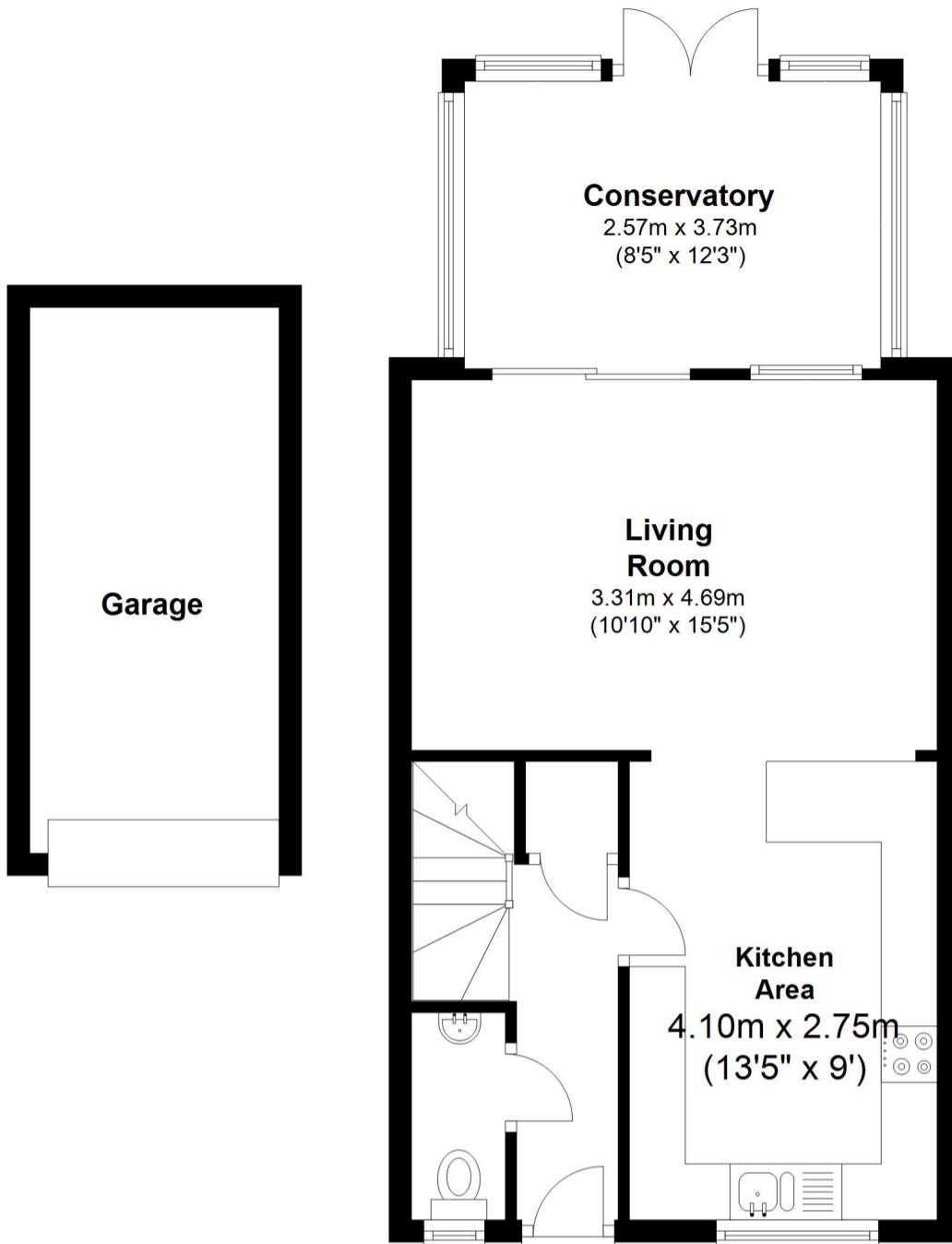


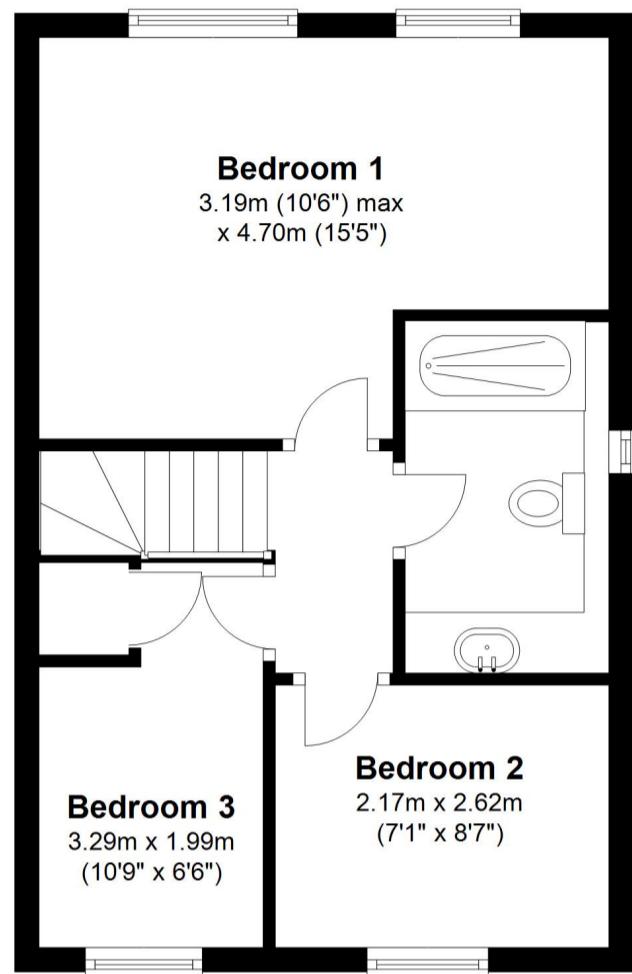
## Ground Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



## First Floor

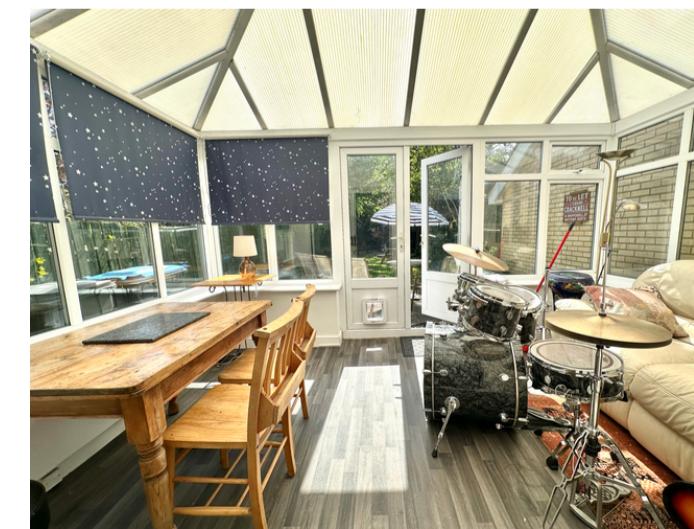
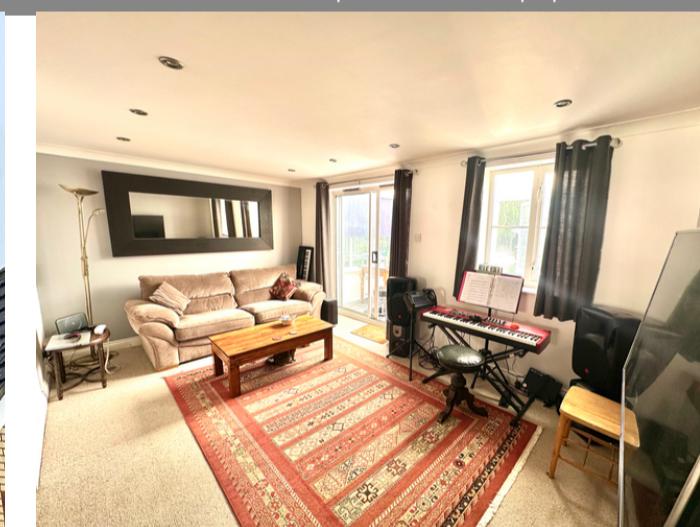
Approx. 35.6 sq. metres (382.9 sq. feet)



Total area: approx. 80.8 sq. metres (869.4 sq. feet)



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



**Hawkins Way, Bovingdon**

**£475,000**

An opportunity to acquire a well presented three bedroom detached house located in a popular cul de sac within a short walk of the village high street, there is a garage which was formerly the show home office and has plastered walls and ceiling and is carpeted which has great potential to convert into a home office and off road parking. The accommodation comprises of three Bedrooms, Downstairs WC/Cloakroom, Kitchen/ Diner, Sitting Room, Conservatory, Family Shower Room, There is a 70ft rear garden. Bovingdon village has a selection of shops, restaurants, doctors and dentists and an Ofsted A\* rated primary academy.

## Ground Floor

### Storm Porch/ Entrance Hall

Double glazed front door, under stairs cupboard and storage, radiator, stairs to first floor, doors to:

### Cloakroom/ WC

Window to front, partly tiled walls, tiled flooring, Radiator, wash hand basin, recessed into vanity unit, tiled flooring, close coupled WC.

### Kitchen/ Dining Room

A open plan room to the sitting room, windows to front, a range of wall and base units in red and black with granite effect worktops, 1.5 bowl stainless steel sink, Integrated Bosch oven, fridge freezer and dishwasher, integrated Bosch 4 ring hob, Bosch extractor hood, breakfast bar unit with 3 bar stools, radiator, halogen down lighters, open plan onto:

### Sitting Room

Points for wall mounted TV, radiator,

halogen down lighters, window to rear, sliding patio doors, coved ceiling.

### Conservatory

Double glazed, UPVC construction, with french doors to the garden, light ad power supply.

### First Floor

#### Bedroom One

Two windows to rear garden, radiator, coved ceiling.

#### Bedroom Two

Window to front, radiator, airing cupboard housing hot water cylinder, coved ceiling.

#### Bedroom Three

Windows to front , radiator, coved ceiling

#### Family Shower Room

Formerly a bathroom, the bath has been replaced with a large walk in shower with glazed door, fully tiled walls, tiled flooring, wash hand basin recessed into a vanity unit, WC with concealed cistern, window

to side, tiled flooring, chrome towel radiator .

### Outside

#### To the rear

Mainly laid to lawn with mature hedging and shrubbed borders, panelled fence , paved patio area, timber summerhouse, gated pedestrian access, to front.

#### To the front

Garden to front and side, off road parking for one vehicle, there is additional parking on street and in garage.

### Garage

A single garage with up and over metal doors, pitch roof with loft storage area, The garage was formerly the show home office and has plastered walls and ceiling and is carpeted.

[www.whitewoodproperties.co.uk](http://www.whitewoodproperties.co.uk)

