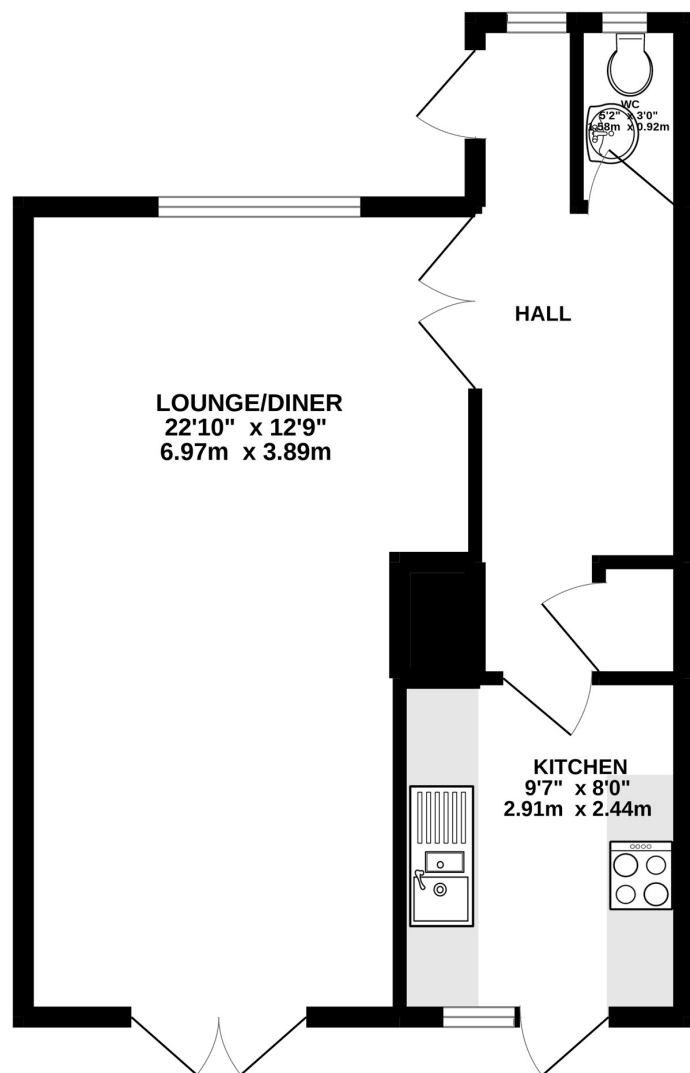
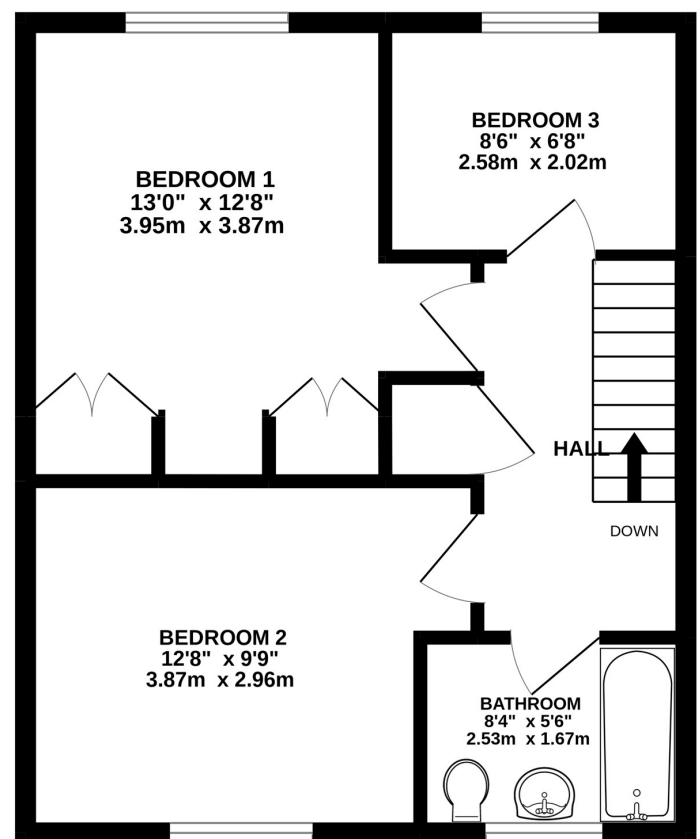


GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Howard Agne Close, Bovingdon

**£450,000**

An opportunity to acquire a spacious three bedroom terraced home within a short walk to Bovingdon Village High Street, the bathroom and downstairs WC have both been recently modernised. The accommodation comprises of: entrance hall with cloakroom/WC, sitting room/dining room, kitchen, three bedrooms two of which are double, family bathroom. There is a garage located at the bottom of the garden with an access door from the garden which has potential to convert into a home office or home gym. There is a parking space for one vehicle in front of the garage.



## Ground Floor

### Entrance Hall

Window to front, cupboard housing electric consumer unit, radiator, under stairs storage cupboard, stairs leading to first floor, doors leading to

### Cloakroom/ WC

Window to front WC with concealed cistern, wash hand basin recessed into vanity unit, partly tiled walls

### Sitting Room/ Dining Room

A double aspect room with French doors leading to the rear garden, TV point, radiator chimney breast with electric fire place.

### Kitchen

A range of wall and base units in oak wood with wood effect work surfaces, integrated electric four ring hob, integrated double oven, stainless steel sink with chrome mixer taps, plumbing

for washing machine, tiled splash backs, door leading to rear garden, space for upright fridge freezer.

## First Floor

### Landing

Loft hatch with pull down loft ladder, leading to partly boarded loft area, airing cupboard housing replacement Vaillant combi boiler, doors leading to,

### Bedroom One

Window overlooking communal green area, radiator, fitted wardrobes

### Bedroom Two

Window overlooking the rear garden, radiator

### Bedroom Three

Window overlooking front green area, radiator,

### Bathroom/ Shower Room

Window to rear garden, fully tiled walls,

bath with fixed glazed shower screen having a wall mounted shower with fixed head and a flexible shower hose attachment. WC with concealed cistern, wash hand basin recessed into vanity unit.

## Outside

### Rear garden

A south easterly facing rear garden, large raised patio area overlooking the lawn area, mature flower and shrub borders, pathway leading to rear pedestrian access to garage, outside tap and lighting

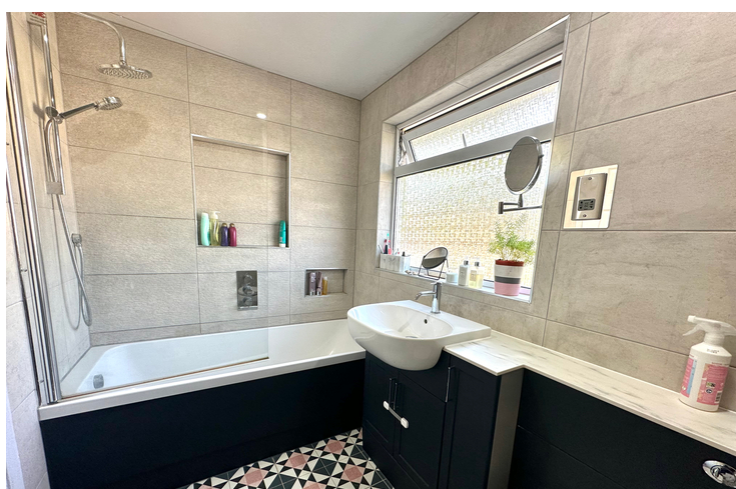
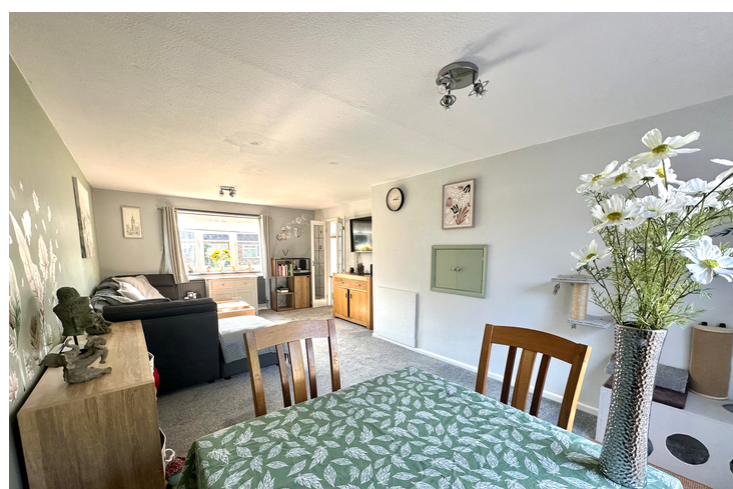
### Garage and Parking

With up and over garage doors, light and power. There is a parking space in front of the garage doors.

### To the front

With large communal lawn area, creating a quiet green area.

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