



Total area: approx. 106.2 sq. metres (1142.9 sq. feet)



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## Ryder Close, Bovingdon

**£500,000**

**NO UPPER CHAIN** An opportunity to acquire a well presented spacious three bedroom semi detached house located in the quiet cul de sac of Ryder Close, within a short walk of the village High Street. The accommodation comprises of entrance hallway, downstairs WC, sitting room/ dining room, playroom/study area, kitchen, on the first floor there are three bedrooms and a refitted bathroom. There is an integrated garage which has potential to convert into a playroom/office or a ground floor bedroom with a shower room. There is off road parking for three vehicles and a private south westerly facing rear garden.



## Ground Floor

### Entrance

With storm porch, sensor light, upvc double glazed door to entrance:

### Entrance Hall

With stairs to first floor landing, radiator, yale alarm panel and doors to:

### Downstairs Cloakroom

Tiled flooring, white suite comprising of low level wc, wash hand basin with tiled splash back, double glazed window to side.

### Sitting/Dining Room

7.14m x 5.11m (23' 5" x 16' 9") With Oak Storage unit, double glazed window to front, coved ceiling, tv point, two radiators, thermostat, Yale alarm panel, opening to:

### Playroom/ Study

With high vaulted ceiling, three halogen spotlights, window to side, sliding patio doors to garden, radiator

### Kitchen

5.84m x 6.90m (19' 2" x 22' 8") Refitted range of wall mounted & base units in oak with granite effect work surface, part tiled splashbacks.

Stainless steel sink, stainless steel oven and grill, induction hob, space for upright fridge/freezer, plumbing for washing machine, dishwasher, high vaulted ceiling to one end, four halogen spotlights, radiator, window and door to rear garden

## First Floor

### Landing

With Loft hatch and ladder, airing cupboard housing combi boiler, coved ceiling, doors to:

### Bedroom One

3.96m x 2.97m (12' 12" x 9' 9") With a range of built in Wardrobes, radiator, coving to ceiling, alarm panel, window to rear garden

### Bedroom Two

3.20m x 3.10m (10' 6" x 10' 2") Window overlooking front, radiator

### Bedroom Three

Window to rear, radiator.

### Bathroom

A white suite with chrome fittings, comprising of a P shaped shower bath with a curved glazed shower screen, wall mounted aqualisa shower mixer, pedestal wash hand basin, low level WC, fully tiled walls, tiled flooring, high level window.

## Outside

### Garage

Roller Garage door with storage in loft space , power and light

### Rear Garden

Paved Patio area with side access via gate with covered storage area, steps up to lawned area with trellised fencing, raised flower bed behind a dwarf retaining wall. South westerly facing garden, outside lighting & tap.

### Front Garden

Block paved driveway providing off road parking for approximately 4 vehicles. Access to side via gate, raised flower bed.

## General

### Location

The larger towns of Watford, Hemel Hempstead and Chesham each with train stations, are a short drive away and junction 20 of the M25 is approx 15minutes drive.

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