



Total Area: 273.5 m² ... 2944 ft²
 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



Long Lane, Bovington

£1,325,000

A rare opportunity to acquire an immaculately presented four double bedroom detached family home situated in a quiet exclusive development of four properties located within yards of Bovington Green. The property benefits from a recent ground floor extension creating a stunning kitchen family room with bi folding doors leading onto a southerly rear private garden. The garden has also been extended, with the current owners purchasing a large area and therefore the property now has a second gated vehicular access to another rear parking area, with potential to create more garaging. The accommodation comprises of : Entrance hall, utility room, study/ gym, playroom, sitting room, dining room, kitchen family room, on the first floor there are 4 bedrooms a family bathroom and an ensuite bathroom. There is a second floor games room in the roof area which has great potential to create another bedroom ensuite. There is a driveway creating off road parking for three/four vehicles and a double garage. No upper chain.

Ground Floor

Entrance Hall

Stairs leading to first floor, engineered Oak flooring, column radiator, LED downlighters, understairs storage cupboard,

Sitting Room

French doors leading off the entrance hallway, engineered oak flooring, feature inglenook fireplace with multi fuel stove, LED downlighters, point for TV, upright column radiator, large opening to Kitchen.

Kitchen Family room

A beautiful German Hacker kitchen with a range of wall and base units in a white gloss with white quartz work surfaces and an exotic hard wood island unit. The room has large bi folding doors leading to a private secluded patio area. The kitchen has a range of integrated Siemens appliances, steam oven, two wall ovens, 5 ring induction hob, dishwasher, Insinkerator & fridge. The island creates seating for 6 people and has a sink with boiling water Quooker tap. There is a spacious sofa area with point for a TV, two electrically operated opening roof lanterns, LED downlighters, porcelain tiled flooring with under floor heating, integrated speaker system, opening to dining area.

Dining room

Large opening off the kitchen family room, window to side, LED downlighters, solid French oak flooring integrated ceiling speakers upright column radiator.

Study/Gym

Door leading off entrance hallway, bay window to the front with built in desk, engineered oak flooring, up right column radiator.

Playroom/Reception

Window overlooking front driveway, radiator, LED downlighters.

Utility Room

Glazed door to side, a range of floor to ceiling storage cupboards in gloss grey colour, white quartz work surfaces, plumbing and space for washing machine & tumble dryer, water softener, integrated freezer, and integrated under work top fridge, Worcester Bosch wall mounted gas central heating

boiler, LED downlighters.

Cloakroom \ WC

Window to side, oak flooring, WC with concealed cistern, wash and basin recessed into vanity unit, column radiator.

First Floor

Landing

Window to side, airing cupboard housing pressurised Mega Flow hot water cylinder, stairs leading to loft area/ games room, doors leading to

Bedroom One

Window overlooking the rear garden, a range of fitted wardrobes, LED downlighters, column radiators, door leading to en suite bath/shower room.

Ensuite Bath/Shower Room

Comprising of a panelled bath with wall mounted taps, corner shower cubicle with curved glazed doors, fixed shower head and separate flexible shower hose, WC with concealed cistern, wash hand basin recessed into vanity unit, shaver point, chrome towel radiator LED downlighters, speaker system, partly tiled walls, chrome centrally heated towel radiator.

Bedroom Two

Window overlooking the rear garden, column radiator.

Bedroom Three

Window overlooking the front driveway, column radiator.

Bedroom Four

A double bedroom with windows overlooking the front, column radiator.

Family Bath/Shower room

Window to side, comprising of a corner shower cubicle with curved glass shower door, wall mounted shower mixer with flexible shower hose attachment, panelled bath with flexible shower hose attachment, WC with concealed cistern, wash hand basin recessed into vanity unit, shaver point, led downlights and LED feature up lights.

Second Floor

Loft area/ Games room

Accessed via a staircase with hand rails off the landing, currently used as a games room. There are two Velux windows to the rear, walk-in loft storage cupboards. Downlights.

The neighbouring properties have rear dormers and converted this space into an additional bedroom. Subject to planning permission and building control.

Outside

Front garden and driveway

There is a driveway creating off road parking for 3/4 cars, gated pedestrian access to the side and rear of the property.

Double Garage

Accessed off the front driveway there is a double garage with insulated electrically operated garage doors.

Rear Garden Second drive way.

A beautifully presented mature, well stocked garden with a large paved patio area to the rear of the kitchen, irrigation system, trellis seating area, large lawn area, pet shower & nature pond. There is the benefit of a second driveway located off middle lane with an electrically operated gate creating additional parking for further vehicles. The garden has potential to accommodate a large detached garage/home office. Subject to planning permission.

Tenure

Freehold.

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