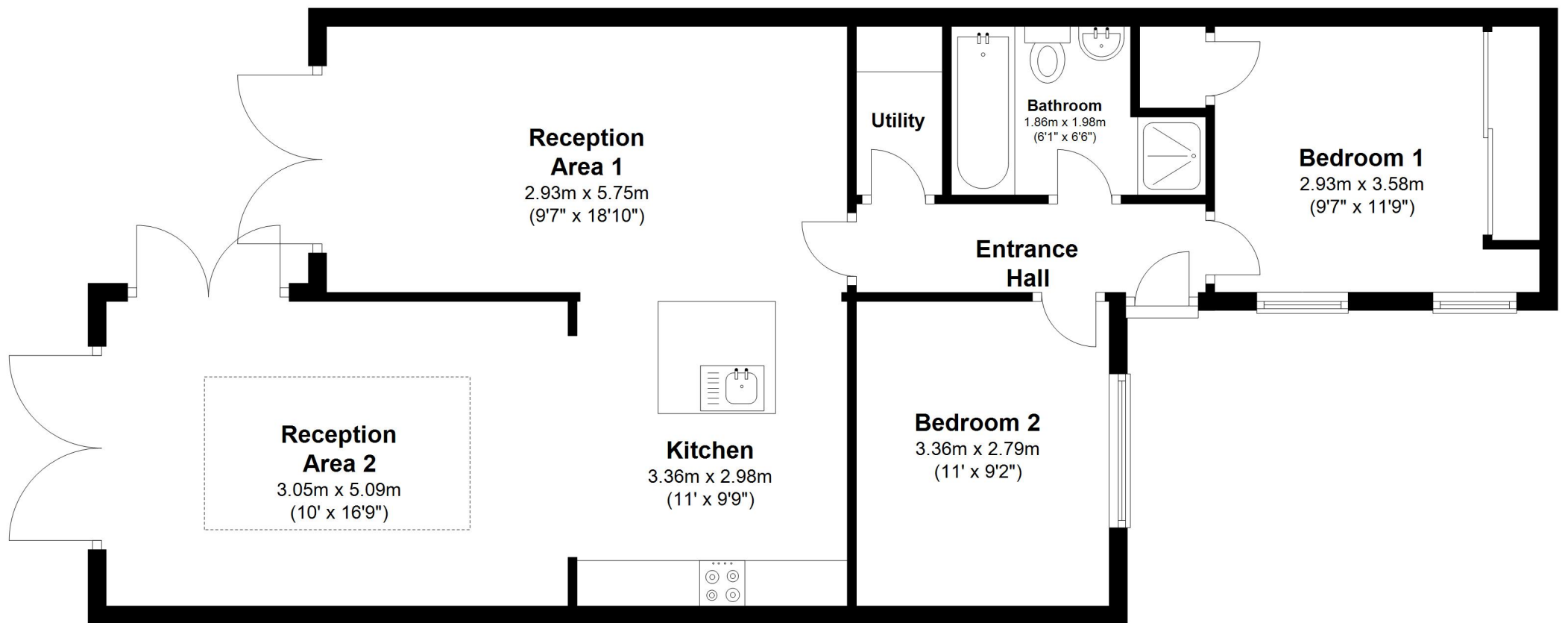


Floor Plan

Approx. 75.6 sq. metres (813.8 sq. feet)



Total area: approx. 75.6 sq. metres (813.8 sq. feet)



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Shantock Hall Lane, Bovingdon

£550,000

An opportunity to acquire a well presented two double bedroom barn conversion located on the edge of Bovingdon and Flaunden village in a rural country lane. The accommodation is presented on one level. The property has been extended to the rear recently creating another reception room with a lantern roof light, located off an open plan kitchen. There is a further dining room/second reception area also with a garden aspect, a utility room, family bathroom with a separate shower cubicle. There is a private mature rear garden with a gate leading to an additional garden area with a large pond. There is a communal car parking area with an allocated space for two vehicles.

Ground Floor

Entrance Hall

Down lights, radiator, doors to:

Utility Room

Plumbing for washing machine, work top and shelving.

Kitchen/Family Room

Open plan area.

Reception Area One: French doors to rear patio area, radiator, down lights, shelved alcove.

Kitchen: Range of wall and base units in Walnut finish with granite work surfaces, double electric cooker, extractor hood; island unit with breakfast bar, single circular sink bowl, plumbing for dish washer, space for fridge freezer, Oak flooring.

Reception area two:

Two sets of french doors, large lantern roof light with motorised window, oak flooring, wall mounted gas fire place.

Bedroom One

Windows to front, radiator, a range of built in wardrobes, loft hatch, airing cupboard with hot water cylinder.

Bedroom Two

Window to front.

Bathroom

A white suite with chrome fittings comprising of a pedestal wash hand basin, close coupled wc, panelled bath with shower mixer taps, tiled flooring, built in shower cubicle with fully tiled walls and glazed shower door.

Outside

Rear Garden

A private garden with a southerly aspect. Mainly laid to lawn, with mature shrub borders and hedging, there is a paved patio area providing space for outside dining. There is a timber tool shed, outside lighting and outside garden water tap.

There is a communal garden with rear garden gate that leads to gravelled path overlooking picturesque pond area.

Service Charges

£150 per quarter for the maintenance for communal areas.

The property is Freehold.

Solar panels: charge electricity back to the national grid for an agreed tariff.

Communal Car Park

There is allocated parking space for two vehicles.

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