



## Old Dean, Bovingdon

**£450,000**

An opportunity to purchase a spacious two double bedroom semi detached house with a driveway and a private rear garden. There is great potential to convert the loft area and create an additional bedroom. The property is conveniently located a few meters off Bovingdon Village High Street with its selection of shops, pubs and restaurants. The accommodation comprises of a large sitting/dining room, kitchen, two double bedroom and a spacious bathroom. The village of Bovingdon benefits from an Ofsted outstanding primary academy, a village green with a cricket square, tennis and football club and a selection shops. No Chain

## Ground Floor

### Sitting room/Dining Room

Double glazed door leading to a spacious room with two windows overlooking the front garden and driveway, stairs to the first floor landing, door leading to:

### Kitchen

A range of wall and base units in a light wood colour with grey rolled edged work tops, plumbing for washing machine and space for fridge/freezer, stainless steel basin, wall mounted gas

central heating boiler, electric hob and oven.

## First Floor

### Landing

Doors leading to:

### Bedroom One

Window to the front, radiator

### Bedroom Two

Window overlooking the garden, radiator.

### Bathroom

A white bathroom suite with chrome fittings, comprising of a panelled bath with hand held shower attachment, low

level WC, pedestal wash hand basin, window to the rear garden. Centrally heated chrome towel radiator.

## Outside

### To the front

Off road parking for two vehicles.

### Rear Garden

With a large paved patio area with an Astro turf lawn area, raised sleeper bed, gated side access leading to the front driveway.

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