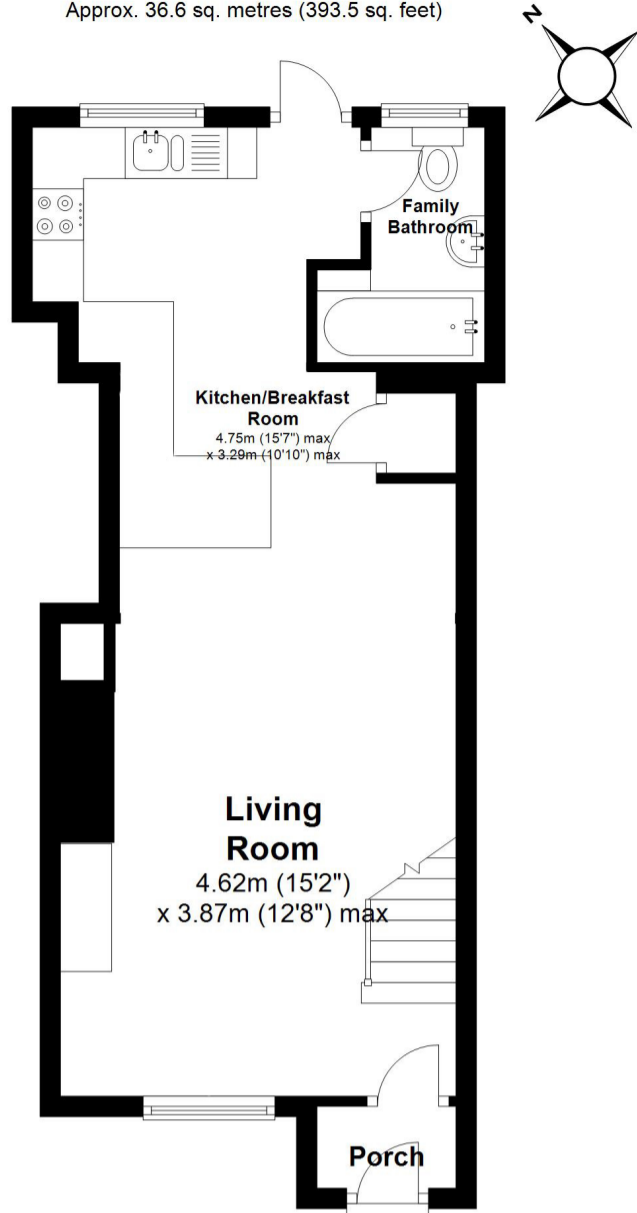


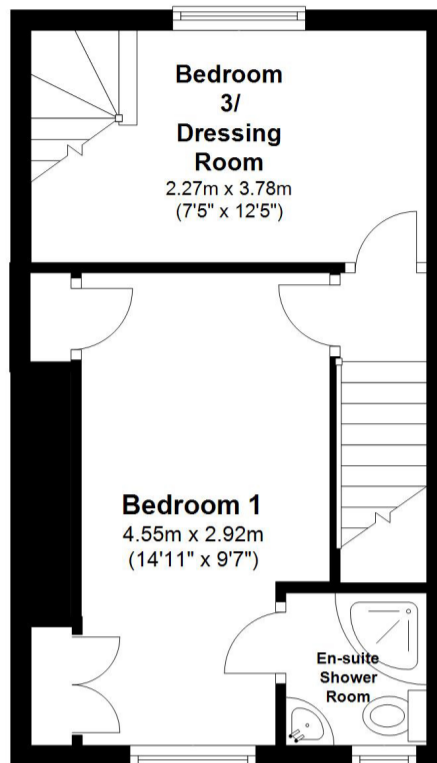
Ground Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



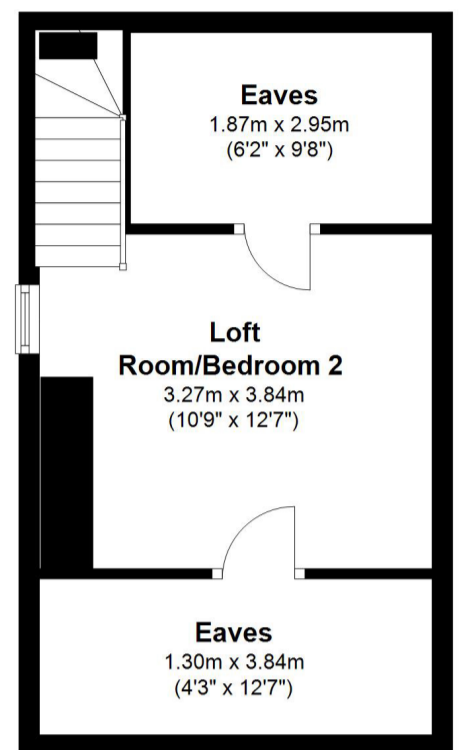
First Floor

Approx. 26.3 sq. metres (282.9 sq. feet)



Second Floor

Approx. 25.5 sq. metres (274.4 sq. feet)



Total area: approx. 88.3 sq. metres (950.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.



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High Street, Bovington

£375,000

An opportunity to purchase a well presented 2 bedroom Cottage, with an ensuite to bedroom one and an original loft room. This terraced character cottage is situated in the popular High Street of Bovington Village. The property benefits from a log fire with black granite hearth, re fitted kitchen which is open plan to the sitting room creating a fantastic area. The bathroom has also been refitted along with a replacement gas central heating boiler and replacement flooring throughout. The cottage has a rear garden of approximately 75ft in length laid to lawn and has a new secluded decking area. Bovington Village offers a selection of local shops, and library, Primary School, Post Office, restaurants, coffee shop, doctors and dentists, country walks The larger towns of Watford, Chesham, Berkhamsted, and Hemel Hempstead, each with their train stations, are a short drive away and junction 20 of the M25 is a approx 15 mins drive away.

Ground Floor

ENTRANCE

Solid wood front door with small glass panel.

SITTING ROOM / DINING ROOM

6.86m(22'6") x 3.23m(10'7") Having an open fireplace with whitewood surround and black granite hearth, built in storage cupboard, cupboard housing electric meter, telephone point, t.v.aerial point, exposed beams to ceiling and walls, inset spot lights, two radiators, double glazed window to front, stairs to first floor and open to:

KITCHEN

2.77m(9'1") x 2.24m(7'4") A refitted kitchen comprising of a range of wall mounted and floor standing units with wood effect worktops, part tiled walls. 1.5 bowl white porcelain sink unit with chrome mixer taps, built in gas hob and oven, extractor hood, plumbing for washing machine, space for dishwasher. Combination Vaillant boiler, door and double glazed window to rear garden. Inset spot lights, opening to downstairs bathroom.

BATHROOM

Ground floor family bathroom with white suite

comprising panelled bath with chrome mixer taps having a flexible shower hose attachment, close coupled w.c. and pedestal wash hand basin. Shaver point, slate effect floor tiles, heated chrome towel rail. Inset halogen spotlights. Opaque window to rear garden.

First Floor

BEDROOM ONE

4.57m(15'0") x 2.44m(8'0") Built in storage cupboard with hanging space, second built in wardrobe, radiator, double glazed window to front, t.v. aerial point, telephone point, inset spot light.

EN SUITE SHOWER ROOM

Part tiled cubicle with glazed door, replacement power shower. Low level w.c. mirrored cabinet, pedestal wash hand basin with chrome mixer taps, part tiled to sink area, shaver point, inset spot lights, double glazed opaque window to front.

BEDROOM TWO

3.71m(12'2") x 2.24m(7'4") Radiator, UPVC double glazed window overlooking rear garden, t.v. and telephone points, stairs to loft room.

Loft Room

3.28m(10'9") x 3.23m(10'7") Exposed beams, opaque UPVC double glazed window to side. Telephone point and aerial point, inset halogen spotlights, two under eaves storage cupboards and radiator.

Outside

TO THE REAR

Mostly laid to lawn with cobble effect patio area, part newly fenced, with decked patio area and is approximately 75ft in length.

COUNCIL TAX

Dacorum Borough Council.....Band D.

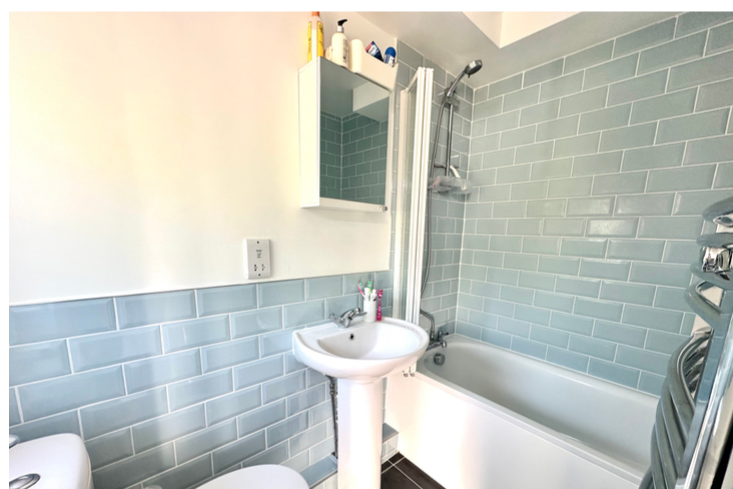
LOCATION

From our offices in the High Street, turn right and proceed towards the top end of the High Street, Number 5 is on the right hand side.

VIEWING

Strictly by appointment only please through Wilsons of Bovingdon, Tel: 01442 831500

www.whitewoodproperties.co.uk



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