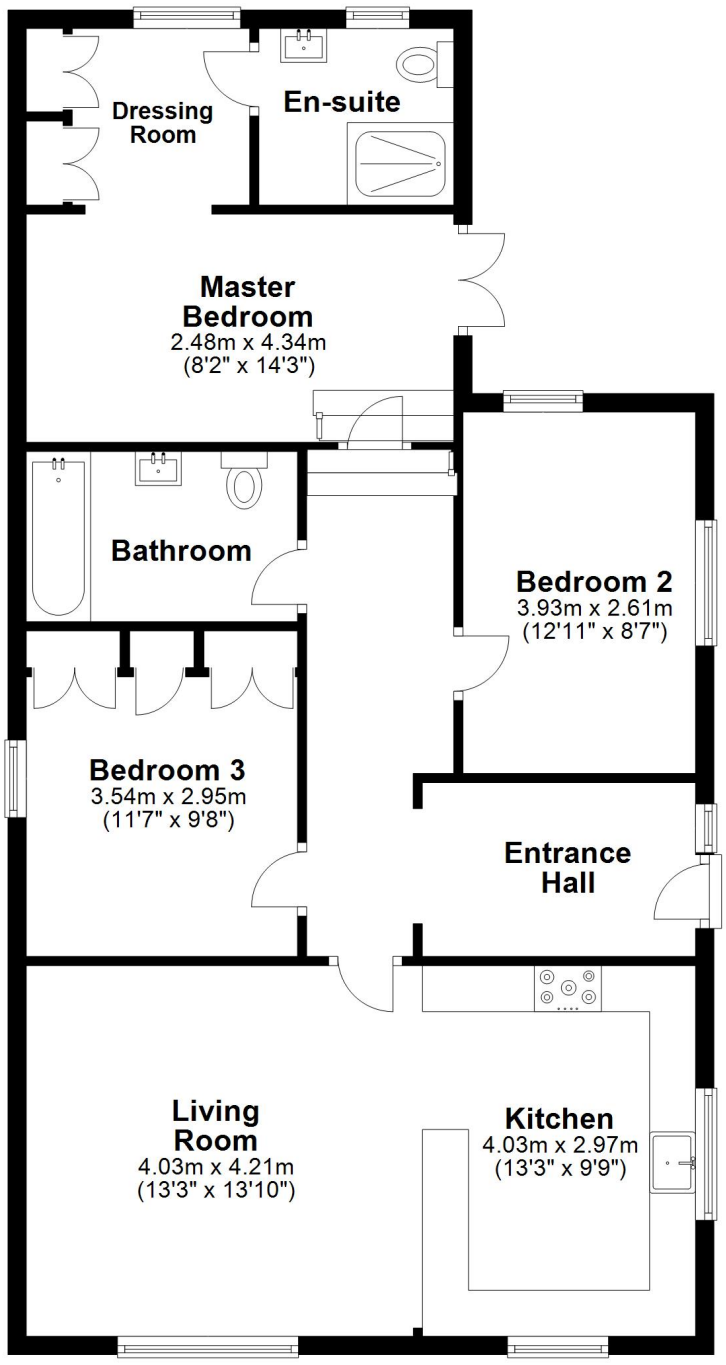
Ground Floor

Approx. 91.6 sq. metres (986.0 sq. feet)



Total area: approx. 91.6 sq. metres (986.0 sq. feet)

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

WILSONS
COUNTRY HOMES & VILLAGE PROPERTIES

35a, High Street, Hemel Hempstead,
Hertfordshire, HP3 0HG
T: 01442 831500
F: 01442 831300
E: info@wilsonsofbovingdon.com
W: http://www.wilsonsofbovingdon.com

High Street, Bovingdon

£599,950

An immaculately presented three double bedroom barn conversion, which has been recently extended and finished to an exceptionally high standard. The property now benefits from a highly specified kitchen open plan to the sitting room with high vaulted ceilings and exposed beams, with under floor heating throughout. The master bedroom has the benefit of an ensuite wet room and built in wardrobes. There is a garden to the front and side and off road parking for two cars.

Ground Floor

Entrance Hall

Solid oak front door, Amtico oak flooring, underfloor heating, exposed beams to ceiling and walls, doors leading to:

Kitchen/ sitting room

A light and bright spacious room with high vaulted ceilings, windows to front and overlooking garden, oak Amtico flooring, under floor heating,

Kitchen Area

A recently fitted luxury kitchen in a grey gloss colour, cream coloured quartz work surfaces, curved island breakfast bar with seating for five people, recessed Butlers sink with chrome mixer taps having a flexible shower head attachment, boiling water and chilled water tap, Integrated washing machine, integrated dishwasher, concealed work top lighting, integrated fridge and integrated freezer, space for gas range oven, downlighters, smoke alarm, exposed beams to ceiling ceilings and walls, open plan leading into sitting area.

Sitting Room

High vaulted ceilings, high level window, exposed beams to ceiling, open plan to kitchen area. TV point.

Bedroom One

High vaulted ceilings, exposed beams to ceiling, Amtico oak flooring, underfloor heating, a range of built in wardrobes, point for TV, French doors to patio area, window to side, door leading to:

Ensuite WC and wet room

Recently refitted to an exceptionally high level, fully tiled walls and flooring in a porcelain tile, WC with concealed cistern, wash hand basin recessed into vanity unit, glazed screen creating shower area, large rainforest shower head and separate shower hose attachment, downlighters, centrally heated chrome towel radiator, extractor fan.

Bedroom Three

Exposed beams, Vaulted ceiling, high level mezzanine storage area, a range of built in wardrobes, Amtico Oak flooring, high level window.

Bedroom Two

A double aspect room with vaulted ceiling, Amtico oak flooring.

Family Bathroom

A white suite with chrome fitments, wash hand basin, pedestal wash hand basin, close coupled WC, bath with glazed shower screen, wall mounted shower mixer with flexible shower hose attachment, exposed beams to ceiling, extractor fan, Amtico oak flooring.

Outside

Garden

Mainly laid to lawn with paved patio area, white picket fencing, timber tool shed, outside water tap. The lawn area has a underground sprinkler system.

Car parking

With off road car parking for two vehicles, located to the side of the property.

WILSONS
COUNTRY HOMES & VILLAGE PROPERTIES