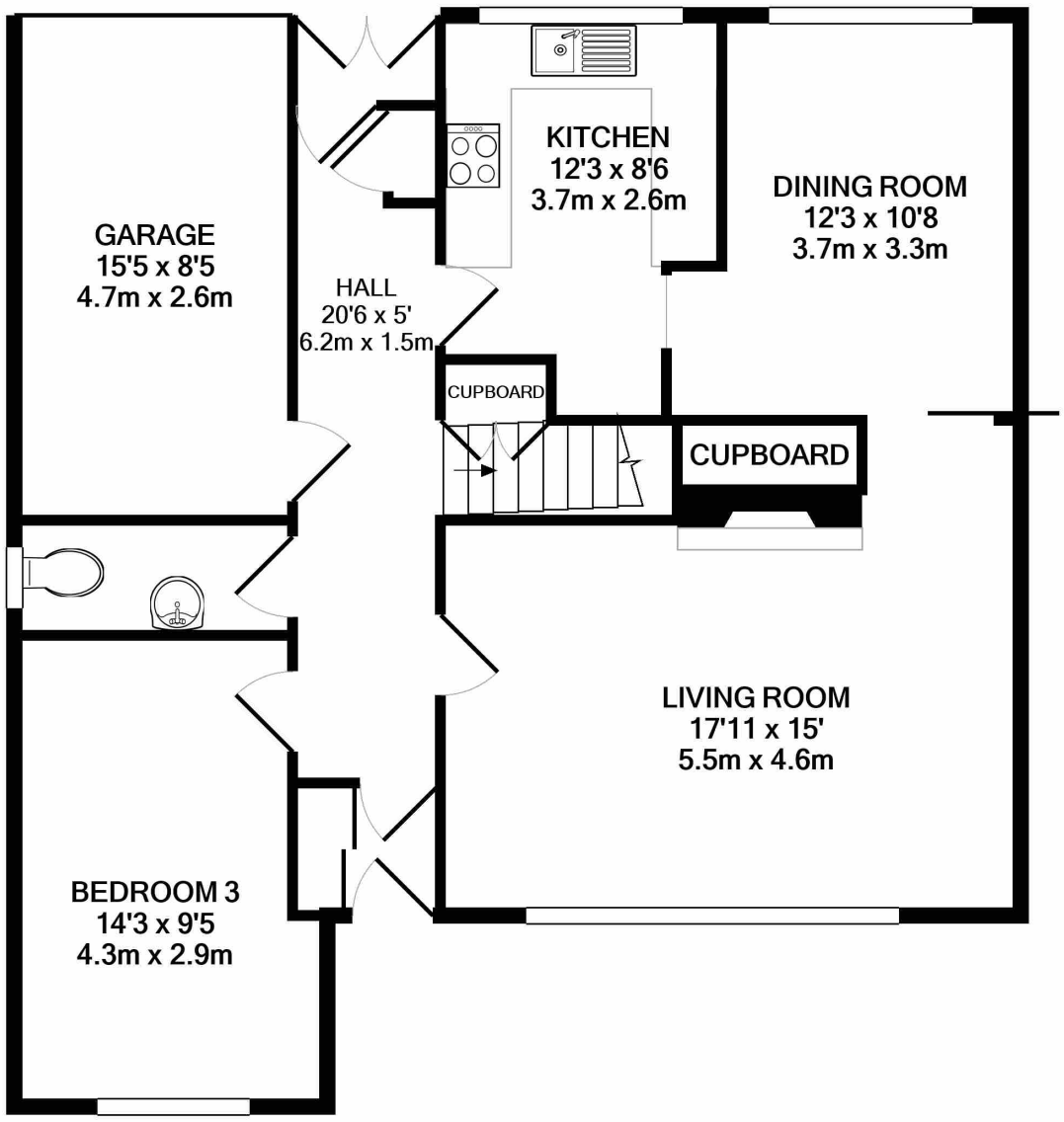
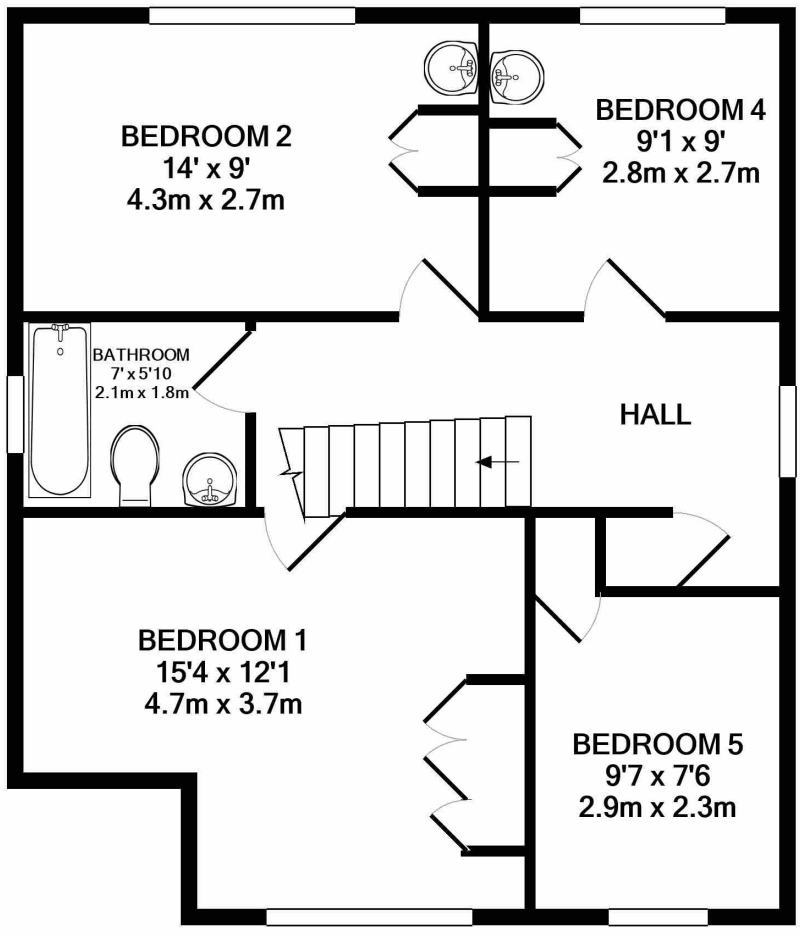


GROUND FLOOR
APPROX. FLOOR
AREA 881 SQ.FT.
(81.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 599 SQ.FT.
(55.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1479 SQ.FT. (137.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2020

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

Church Lane, Bovingdon

£750,000

A Four/Five Bedroom detached family home situated in a leafy lane conveniently close to Bovingdon village. The property sits on a generous south facing plot and benefits from a Sitting room, dining Room, third reception or ground floor bedroom, downstairs wc. On the first floor there are four good sized bedrooms a family bathroom, integral garage and ample parking.The property is in need of some cosmetic updating and is offered for sale with no upper chain.

Bovingdon village provides a selection of local shops, doctors, dentist, library, A* Ofsted Junior Academy and delightful rural country walks. Access to the M25 junction 20 and the M1 junction 8 is a 10 minute drive and rail access to London (Euston) approx 30 minutes from Hemel Hempstead station.

Entrance Hall

Covered Porch area, door leading to:

Cloakroom/WC

Window to side, close coupled WC, pedestal wash hand basin, radiator.

Inner hallway

Stairs to first floor landing, two storage cupboards, radiator, door to rear garden with additional storage cupboard, doors leading to:

Kitchen

Window overlooking front driveway, a range of wall and base units with rolled edged work surfaces, tiled splash backs, 1.5 bowl stainless steel sink, plumbing for washing machine, space for electric oven, radiator, archway leading to:

Dining Room

Window overlooking front driveway, radiator, built in storage cupboard, sliding door leading to:

Sitting Room

An open fireplace, wood block flooring, coved ceiling, TV point, radiator, door to entrance hallway.

Family Room/ Play room

Window overlooking rear garden, radiator, TV point.

Integrated Garage

Electrically operated roller shutter doors, electric consumer unit.

First Floor

Landing

Window to side, loft hatch with pull down loft ladder leading to loft area, radiator, doors leading to.

Bedroom One

Window overlooking rear garden, radiator, built in wardrobes.

Bedroom Two

Window overlooking front driveway, radiator, wash hand basin recessed into vanity unit, fitted wardrobes.

Bedroom Three

Window overlooking front driveway, wash hand basin recessed into vanity unit, built in wardrobes.

Bedroom Four

Window overlooking rear garden, radiator, door leading to bedroom one.

Family Bathroom

Window to side, radiator, panelled bath with wall mounted shower off mixer taps, close coupled WC, pedestal wash hand basin, fully tiled walls.

Outside

To the rear

Mainly laid to lawn with mature shrubs and hedges, there is a paved patio area with views up the garden. At the bottom of the garden there is a green house with a vegetable patch.

To the front

Off road parking for 4 cars,

www.wilsonsofbovingdon.com

WILSONS
COUNTRY HOMES & VILLAGE PROPERTIES