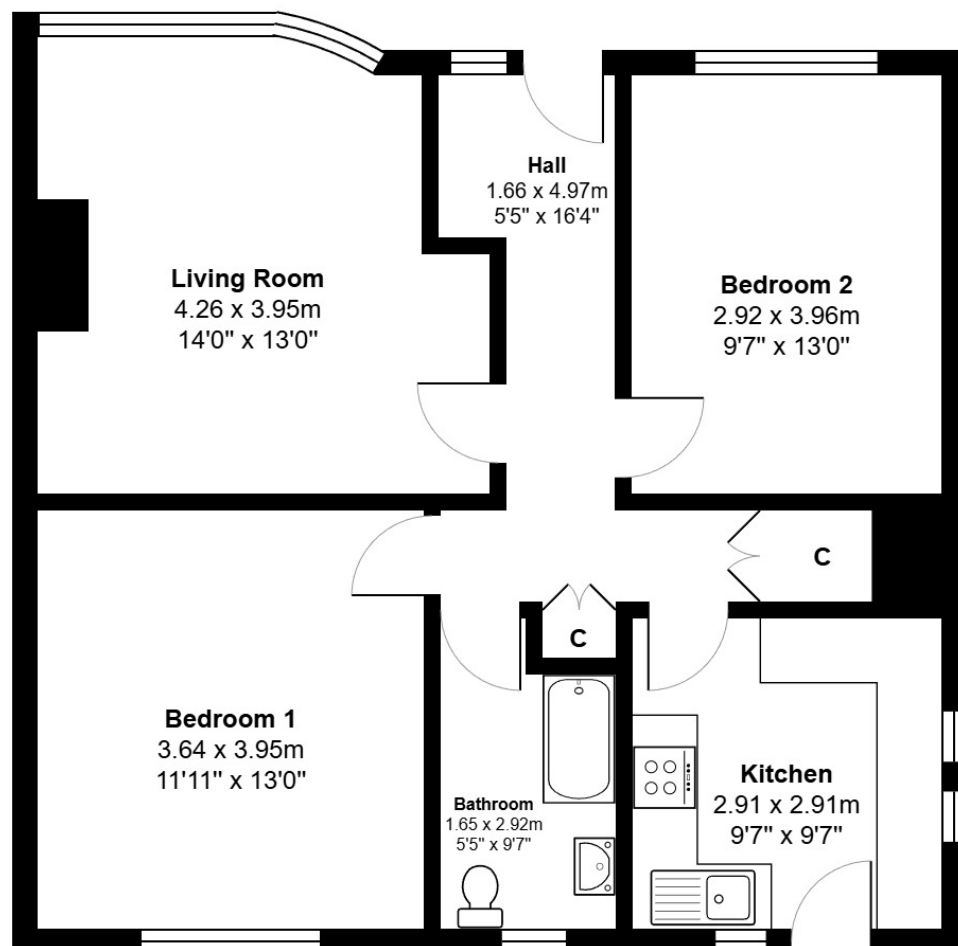




Total Area: 69.7 m² ... 750 ft²

All measurements are approximate and for display purposes only



Old Dean, Bovingdon

£310,000

An opportunity to purchase a ground floor two double bedroom masonette with its own private rear and front garden which has potential to create off road parking, within a short level walk to Bovingdon High Street. There is a lease of 89 years in place. The accommodation needs some updating and comprises of: entrance hall, sitting room/dining room, two spacious double bedrooms, kitchen and bathroom. There is a brick built storage shed and Indian Sandstone paved patio. Bovingdon Village is located within a 15 minute drive of the M25 JCT 20 and the M1 JCT 8. Hemel Hempstead station is a 5 minute drive away which provides access to London Euston station in under 30 minutes. NO UPPER CHAIN.

Ground Floor

Entrance Hall

A double glazed UPVC replacement front door leading to a spacious hallway with wood effect flooring, radiator, two large storage cupboards, doors leading to:

Sitting/Dining Room

A large feature bay window to front, chimney breast with white wooden mantle and tiled surround, wood effect flooring. Radiator. TV point.

Kitchen

A range of wall and base units in cream colour with wood effect rolled edge work surfaces, stainless steel sink, integrated under work top fridge and freezer, plumbing for gas oven, wall mounted replacement gas Vaillant combi boiler, plumbing for

washing machine, window and door leading to a private paved patio area and rear garden.

Bedroom One

Window overlooking the rear garden, radiator.

Bedroom Two

Window to front, radiator.

Bathroom

Window to rear, a white suite with chrome fittings, comprising of a panelled bath with fixed glazed shower screen and wall mounted shower mixer, pedestal wash hand basin, close coupled WC, radiator. Tiled flooring.

Outside

Rear Garden

Mainly laid to lawn with panel fences

and gate leading to side passage, large Indian sandstone paved patio area, brick built storage shed, a south westerly aspect.

To the front

A large lawn area with potential to create off road parking.

Leasehold information

89 years remaining on the lease.

Ground rent £10 per year

There are no maintenance and service charges.

Leasehold information "There are no maintenance and service charges".

The leaseholder is responsible for paying annual building insurance which is arranged by the Freeholder.

They are also responsible for their share (25%) of maintenance costs for common parts have in the past been minimal.

www.whitewoodproperties.co.uk



 **WHITEWOOD**
ESTATES
COUNTRY HOMES & VILLAGE PROPERTIES

