



Total area: approx. 106.2 sq. metres (1142.9 sq. feet)



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RYDER CLOSE, BOVINGDON,

£449,950

A well maintained three bedroom Semi detached family home set in a quiet cul-de-sac. Within a short walk of the Village High Street and village green. The property benefits from sitting room, reception/dining area, refitted kitchen, downstairs cloakroom, family bathroom, rear garden and garage (With potential to conversion into a bedroom/study/playroom). Bovington Village offers a selection of local shops, library and Bovington Academy (Graded Ofsted Outstanding), post office, village store, butchers, doctors.

Ground Floor

Entrance

With storm porch, sensor light, upvc double glazed door to entrance:

Entrance Hall

With stairs to first floor landing, radiator, yale alarm panel and doors to:

Downstairs Cloakroom

Tiled flooring, white suite comprising of low level wc, wash hand basin with tiled splash back, double glazed window to side.

Sitting/Dining Room

7.14m x 5.11m (23' 5" x 16' 9")
With Oak Storage unit, double glazed window to front, coved ceiling, tv point, two radiators, thermostat, Yale alarm panel, opening to:

Playroom/Study

With high vaulted ceiling, three halogen spotlights, window to side, sliding patio doors to garden, radiator

Kitchen

5.84m x 6.90m (19' 2" x 22' 8")
Refitted range of wall mounted & base units in oak with granite effect work surface, part tiled splashbacks. Stainless steel sink, stainless steel oven and grill, induction hob, space for upright fridge/freezer, plumbing for washing machine, dishwasher, high vaulted ceiling to one end, four halogen spotlights, radiator, window and door to rear garden

First Floor

Landing

With Loft hatch and ladder, airing cupboard housing combi boiler, coved ceiling, doors to:

Bedroom One

3.96m x 2.97m (13' x 9' 9")
With a range of built in Wardrobes, radiator, coving to ceiling, alarm panel, window to rear garden

Bedroom Two

3.20m x 3.10m (10' 6" x 10' 2")
Window overlooking front, radiator

Bedroom Three

3.05m x 2.03m (10' x 6' 8")
Window overlooking rear garden, radiator

Bathroom

2.13m x 1.88m (7' x 6' 2")
Bathroom suite in white and chrome with Aqualisa shower over bath, curved shower screen, pedestal, wash hand basin, close coupled wc, travertine stone flooring, fully tiled walls, radiator, extractor window to front.

Outside

Garage

Roller Garage door with storage in loft space , power and light

Rear Garden

Paved Patio area with side access via gate with covered storage area, steps up to lawned area

with trellised fencing, raised flower bed behind a dwarf retaining wall. South westerly facing garden, outside lighting & tap.

Front Garden

Block paved driveway providing off road parking for approximately 4 vehicles. Access to side via gate, raised flower bed.

General

Location

The larger towns of Watford, Hemel Hempstead and Chesham each with train stations, are a short drive away and junction 20 of the M25 is approx 15minutes drive.

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- Semi detached House
- three bedrooms
- quite cul-de-sac

- Refitted kitchen
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