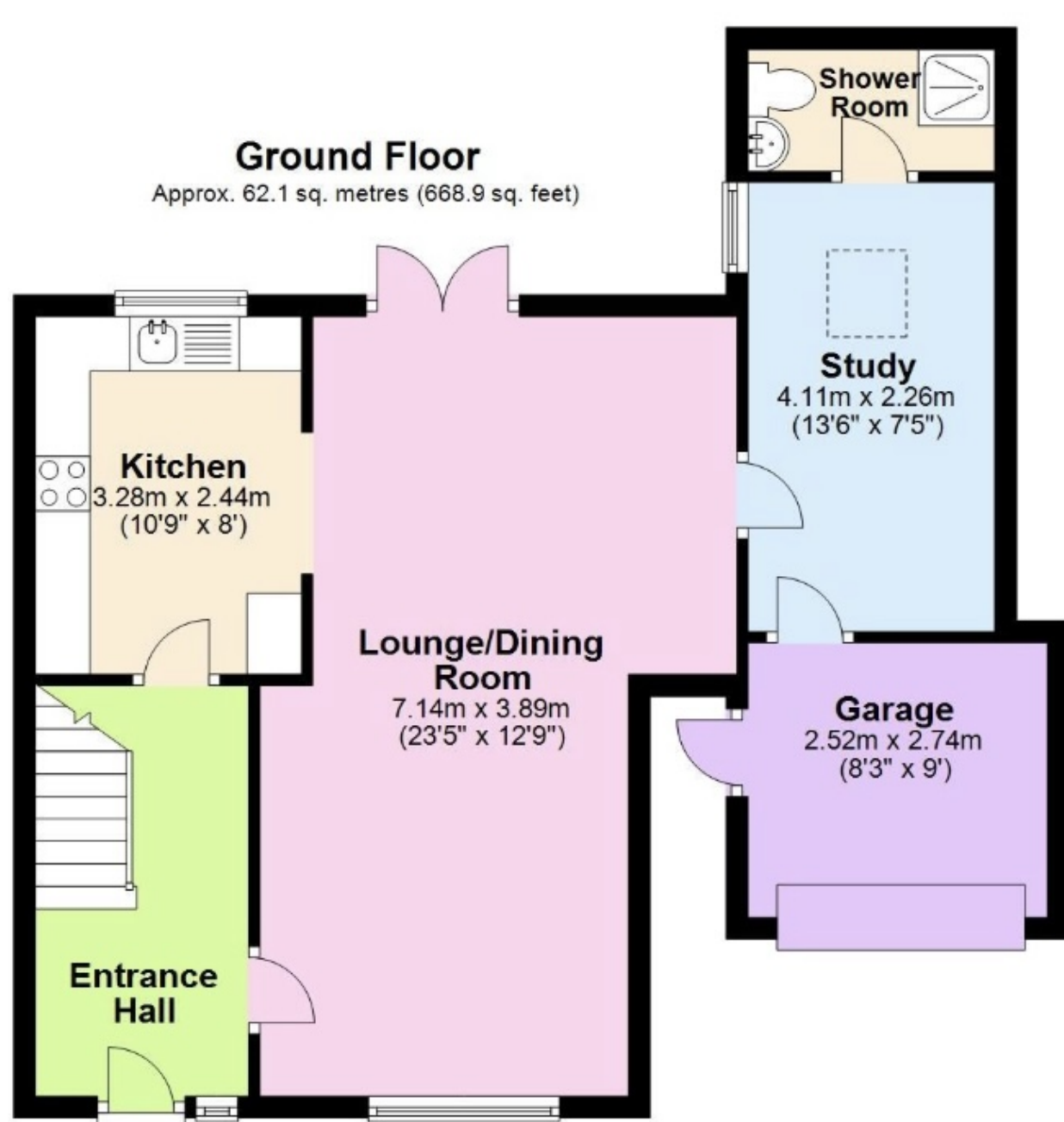


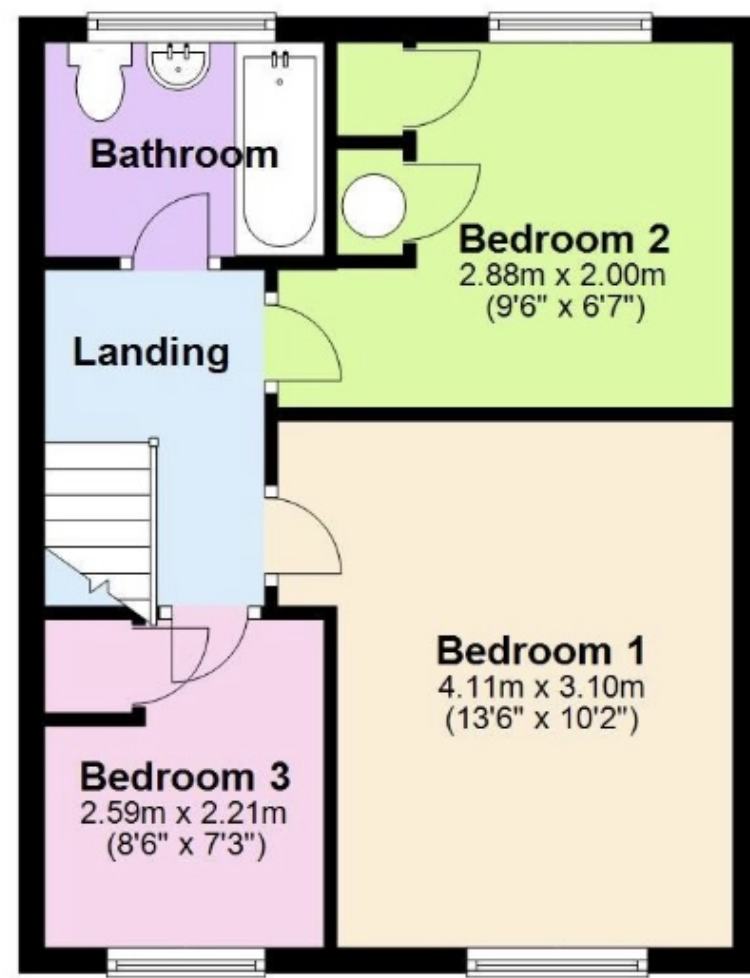
Ground Floor

Approx. 62.1 sq. metres (668.9 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.5 sq. feet)



Total area: approx. 98.8 sq. metres (1063.4 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.



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Claverton Close, Bovingdon

£550,000

An opportunity to acquire an exceptionally well presented extended three bedroom semi detached home located in a quiet cul de sac within a short walk of the village high street.

The accommodation comprises of: Entrance Hall, sitting room/ dining room, refitted kitchen, playroom/utility room, the garage has been converted to a home office, downstairs WC/shower room. On the first floor there are three bedrooms and a family bathroom. There is great potential to convert the loft and build a two storey side extension (subject to obtaining planning permission).

Ground Floor

Entrance Hall

Stairs leading to first floor, understairs storage, radiator, solid oak flooring, coved ceiling.

Sitting/Dining Room

A double aspect room with French doors leading to the rear patio, built in storage cupboard, limestone harth and surround, point for wall mounted TV, solid wood flooring to the dining area, double opening leading to kitchen area creating an open kitchen dining feel.

Kitchen

A refitted kitchen in a pale blue with white marble effect work tops, integrated oven microwave and separate microwave, 1.5 white porcelain sink, integrated dishwasher, window overlooking the rear garden, downlighters.

Playroom/ Utility Room

Window to side, two roof lights, wood effect flooring, radiator, a range of units with space

and plumbing for a washing machine and space and vent for a tumble dryer, door leading to WC/ shower room and door leading to office room.

WC/ Shower room

Window to the rear, a refitted room with a corner shower cubicle with wall mounted mixer, close coupled WC, wash hand basin recessed into vanity unit, wood effect flooring.

Study

Space for two desks, door leading to the front driveway.

First Floor

Landing

Loft hatch with pull down loft ladder, doors leading to:

Bedroom One

Window to front, radiator, a range of wardrobes, coved ceiling.

Bedroom Two

Window overlooking the rear garden, coved

ceiling.

Bedroom Three

Window to front, built in wardrobe, radiator.

Bathroom

Window to rear, a white suite with chrome fittings, panelled bath with glazed folding shower screen, wall mounted shower mixer taps, close coupled WC, wash hand basin recessed into vanity unit, centrally heated chrome towel radiator LED downlighters.

OUTSIDE

Rear Garden

Surrounded by mature trees and borders, astro turf lawn area, timber decking area creating a private dining area with views up the garden, there is an additional covered seating area located at the bottom of the garden, timber tool shed, access to the side.

To the front

A parking space for one vehicle in front of the converted garage, there is on street parking available in the road.

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