



GROUND FLOOR  
APPROX. FLOOR  
AREA 736 SQ.FT.  
(68.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 570 SQ.FT.  
(52.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1305 SQ.FT. (121.3 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  
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**Vicarage Lane, Bovingdon**

**Offers in Excess of £750,000**

An opportunity to acquire a detached four bedroom house located in the quiet and popular Vicarage Lane within a short level walk of Bovingdon Village Church and the High Street. The house has great potential to extend at the rear as it benefits from an 80ft/25m rear garden.

The accommodation comprises of: Entrance Hall, downstairs WC, Kitchen, Study/playroom, Sitting Room, Dining room, Conservatory, on the first floor there is four bedrooms and a family bathroom. There is a gravel driveway providing off road parking for several vehicles and a southerly facing secluded rear garden.

## Ground Floor

### Entrance Hall

Wood laminate flooring, coved ceiling, understairs storage cupboard, radiator with feet work cover, doors leading to:

### WC Cloakroom

A white suite with close coupled WC, wash hand basin, radiator, double glazed window, fully tiled walls and floor.

### Study/playroom

Window overlooking the front driveway.

### Kitchen

Window overlooking the front garden and driveway, a range of wall and base units in a cream colour with oak effect work surfaces, 1.5 bowl white ceramic sink, integrated stainless steel oven, integrated washing machine and dishwasher, integrated fridge and freezer, wall mounted Worcester Bosch combi boiler, door leading to side storage area.

### Side covered area

Storage area with door to the front and back.

### Sitting Room

With wood effect flooring, coved ceiling, TV point, double doors leading to the conservatory, open plan to the dining room.

### Dining Room

Feature bay window over looking the rear garden, radiator, coved ceiling.

### Conservatory

French doors leading to the rear garden.

### First Floor

#### Landing

Window to side, doors leading to:

#### Bedroom One

Large window over looking the rear garden, radiator, a range of built in wardrobes in Oak, coved ceiling.

#### Bedroom Two

Window overlooking the rear garden, coved ceiling, radiator.

### Bedroom Three

Window to front, radiator, coved ceiling.

### Bedroom Four

Window to front, radiator.

### Family Bathroom

A white suite with chrome fittings, close coupled WC, pedestal wash hand basin, panelled bath with glazed shower screen wall mounted shower mixer with flexible shower hose attachment, fully tiled walls and flooring, window to front.

### Outside

#### To the rear

A south facing garden, mainly laid to lawn, measuring approx 80 foot/25 metres in length. Gated access to the front garden and driveway, a large paved patio area.

#### To the front

A large gravel drive providing off road parking for four/five vehicles.

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