



Total Area: 80.6 m² ... 867 ft²

All measurements are approximate and for display purposes only



Old Dean, Bovingdon

£339,950

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 174 years in place. The accommodation comprises of: entrance hall, sitting room/dining room, two spacious double bedrooms, kitchen and bathroom. There is a rear with various timber and brick storage sheds. 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.

Ground Floor

Entrance Hall

Wood effect flooring, radiator, doors leading to

Sitting Room/Dining Room

Feature bay window overlooking the front, radiator, TV point. Chimney breast.

Kitchen

The room benefits from a rear extension, a range of wall and base units, window to side, door leading to rear, stainless steel sink, integrated dishwasher,

fridge/freezer. Plumbing for washing machine, space cupboard housing gas central heating boiler, LED down lights.

Bedroom One

Window overlooking the rear garden, radiator.

Bedroom Two

Window to front, radiator.

Bathroom

Window to rear, fully tiled walls and flooring. A white suite comprising of a panelled bath, pedestal wash hand basin, close

coupled WC.

Outside

Rear garden

Mainly laid to lawn with large paved patio area, gate leading to the back door of the kitchen, there are two timber tool sheds at the bottom of the garden. There is a brick built shed and an additional brick built storage cupboard with window and lockable door.

Leasehold

The lease has approx 174 years remaining

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