



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



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Ryder Close, Bovingdon

£525,000

An opportunity to acquire a well presented spacious three bedroom semi detached house located in the quiet cul de sac of Ryder Close, within a short walk of the village High Street. The accommodation comprises of entrance hallway, downstairs WC , sitting room/ dining room, playroom/study area, kitchen, on the first floor there are three bedrooms and a refitted bathroom. There is an integrated garage which has potential to convert into a playroom/office or a ground floor bedroom with a shower room. There is off road parking for three vehicles and a private south westerly facing rear garden. No upper chain.

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 (12' 12" 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

Window to rear, radiator.

Bathroom

A white suite with chrome fittings, comprising of a P shaped shower bath with a curved glazed shower screen, wall mounted aqualisa shower mixer, pedestal wash hand basin, low level WC, fully tiled walls, tiled flooring, high level window.

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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