



Austins Mead, Bovingdon

£565,000

A spacious three double bedroom semi detached house, presented with a re fitted kitchen/diner and bathroom. The property is conveniently situated within walking distance of Bovingdon High Street and benefits from gas fired central heating, entrance hall, downstairs WC, sitting room, conservatory room/ playroom with an insulated roof, a refitted kitchen/breakfast room, on the first floor there are three generous size bedrooms and a refitted bathroom with a separate shower cubicle. The garden is south facing and has been remodelled with a spacious paved area.

Ground Floor

Entrance Hall

3.66m x 1.24m (12' 0" x 4' 1") Timber front door, 3 windows, front door to:

Inner Hallway

Storage cupboard with electric meter, under stairs storage area with gas meter, stairs to first floor, doors to:

Cloakroom/WC

1.83m x 0.83m (6' 0" x 2' 9") Window to front, close coupled wc, pedestal wash hand basin, tiled flooring, towel radiator.

Sitting Room

Two windows to the rear, chimney breast and fireplace, TV point, double width opening to the dining area of the Kitchen.

Kitchen/Breakfast Room

The room has been re modelled and re fitted and is now a kitchen diner with a breakfast bar area, space for a dining table and an opening into the sitting room. There is a range of wall and base units in light grey with white granite work surfaces, recessed stainless steel sink, integrated microwave, space for range style

gas cooker, kick space lighting, porcelain tiled flooring, tiled splash backs, integrated dishwasher and washing machine.

Conservatory/ Playroom

6.86m x 3.10m (22' 6" x 10' 2") A timber framed conservatory, tiled flooring, french doors to garden, light and power. The ceiling has been insulated and has a plastered finish with two roof lights.

First Floor

Landing

Loft ladder to large loft area with potention for an additional bedroom (subject to planning permission) airing cupboard housing hot water cylinder (recently replaced). Doors to:

Bedroom One

Two windows to rear, built in double cupboard, radiator.

Bedroom Two

3.33m x 3.31m (10' 11" x 10' 10") Window to rear, radiator, built in double cupboard.

Bedroom Three

3.27m x 2.28m (10' 9" x 7' 6") Window to front,

built in double cupboard, radiator.

Bathroom

Window to front, bath tub with tiled side panel, fully tiled walls in a stunning porcelain marble look tile, gold mixer taps with hand held shower attachment, close coupled WC, built in shower cubicle with wall mounted shower mixer, centrally heated towel radiator, wash hand basin. tiled floor.

Outside

To the Front

Two large lawned areas, path to front, path to side gate. (There is potential to create off road parking subject to obtaining permission to drop the kerby.

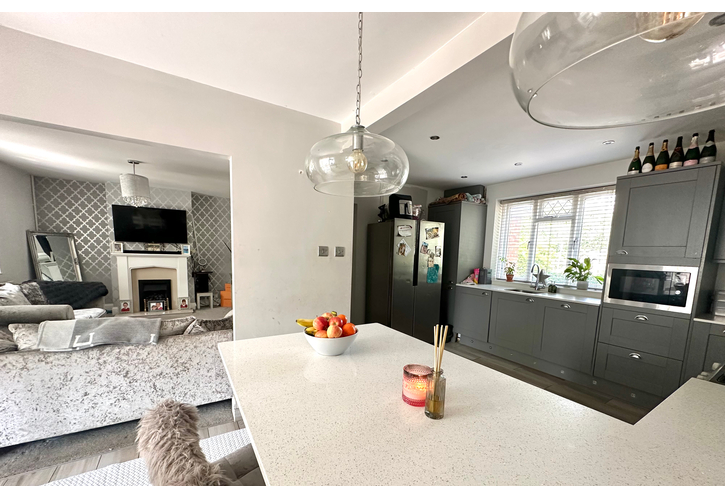
To the Rear

Mainly laid to lawn with a newly laid paved patio area, passage way to front, timber sleeper wall creating a raised lawn.

Tenure

Freehold

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