



Total Area: 108.1 m<sup>2</sup> ... 1164 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Howard Agne Close, Bovingdon

**£499,950**

An opportunity to acquire a well presented three bedroom end of terrace house with gated rear access providing off road parking and a garage, there is also potential to extend the property to the side two stories creating further accommodation or an additional dwelling, (subject to obtaining the necessary planning permissions). The ground floor consists of: Entrance Hall, WC/Cloakroom, Sitting room, kitchen breakfast room, Conservatory/dining family room located off the kitchen, on the first floor there are three bedrooms and a family bathroom. The home fronts onto a green area and is located in a quiet residential cul de sac with in a few minutes level walk to Bovingdon High Street with it selection of shops and A star Ofsted rated Primary Academy.



## Ground Floor

### Entrance Hall

Stairs leading to first floor, cupboard housing electric consumer unit, understairs storage cupboard, radiator, doors leading to:

### WC/cloakroom

Window to front, WC with concealed cistern, bowl style wash hand basin, partly tiled walls.

### Kitchen Breakfast Room

A range of wall and base units in a gloss white with black granite effect work surfaces, 1.5 bowl stainless steel sink, integrated electric stainless steel double oven, 4 ring electric hob with stainless steel extractor fan, space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, breakfast bar with space for 3 bar stools, tiled flooring, tiled splash backs, radiator, opening leading to the conservatory room.

### Conservatory/ family room

Fully double glazed with glass double glazed tinted roof, French doors leading to the rear garden, tiled flooring, radiators, patio doors leading to the sitting room.

## Sitting Room

Window to front, TV point, glazed doors leading to the conservatory room.

## First Floor

### Landing

Airing cupboard housing gas central heating boiler and hot water cylinder, loft hatch leading to loft area.

### Bedroom One

Window to front, radiator, a range of built in wardrobes.

### Bedroom Two

Window overlooking the rear garden, radiator a range of built in wardrobes.

### Bedroom Three

Window to front, radiator,

### Bathroom

Window to the rear, a white suite with chrome fitments, comprising of a P shaped shower bath with curved glazed screen, wall mounted shower mixer, bidet, WC with concealed cistern, wash hand basin recessed and not vanity unit, centrally heated chrome towel

radiator, fully tiled walls.

## Outside

### Rear and side garden area

Mainly laid to lawn with a mature hedging and shrub beds, an apple and a pear tree, double gates leading to a garage area and parking space. There is space to park one vehicle behind the gates with the potential for an additional vehicle.

### Garage and parking

Located at the bottom of the garden there is a brick built garage with up and over metal doors, the flat roof has been replaced. There is a parking space located to the side of the garage on the title deeds of this property.

### Extension potential

There is potential to extend the property to the side two stories or to create an additional property, subject to obtaining the necessary planning permissions.

### To the front

A paved area fronting onto the grass area creating a quiet and safe place away from vehicles.

[www.whitewoodproperties.co.uk](http://www.whitewoodproperties.co.uk)



**W** **WHITWOOD**  
ESTATES  
COUNTRY HOMES & VILLAGE PROPERTIES

