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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

Temptation comes in many forms...



Bovingdon

PRICE GUIDE

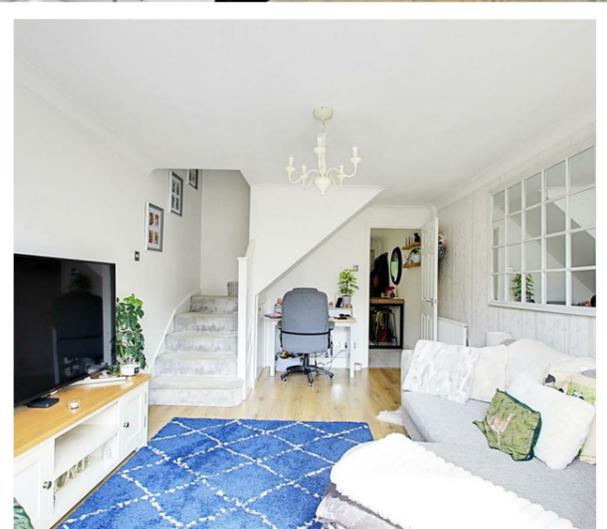
£400,000

Sterling are delighted to offer to market this charming terraced house bursting with modern elegance and style. This property boasts a large reception room, eat-in kitchen, 2 bedrooms and 1 bathroom, making it a perfect home for a small family or a couple looking for a cosy space.

One of the standout features of this property is the high-quality refurbishment it has undergone throughout, ensuring that every corner exudes sophistication and comfort. The landscaped garden provides a tranquil retreat where you can unwind after a long day or entertain friends and family.

As well as an allocated parking space this property comes with the added benefit of a garage. Situated close to the high street, you'll have easy access to a variety of shops, cafes, and amenities, making daily errands a breeze.

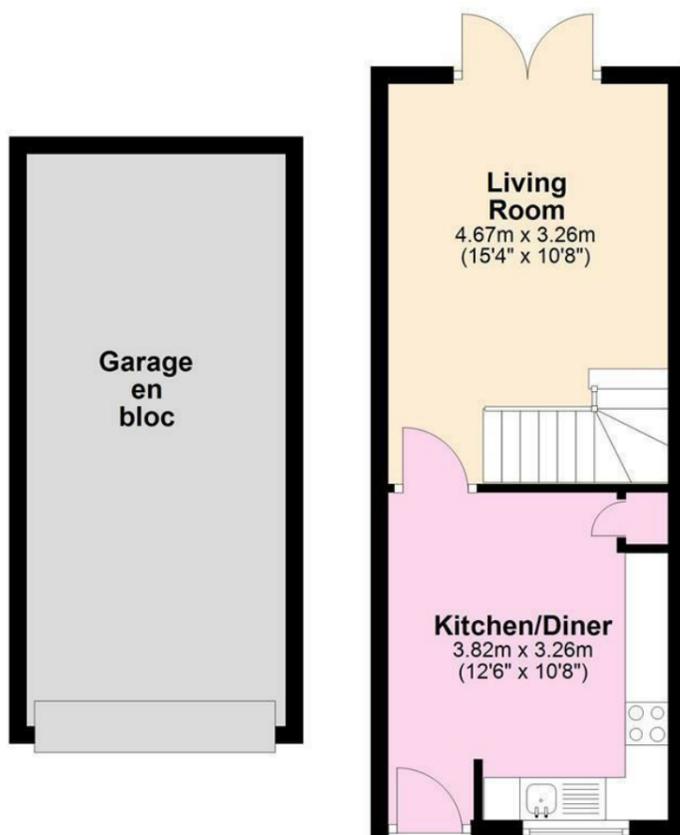
Early viewing is highly recommended to avoid disappointment.



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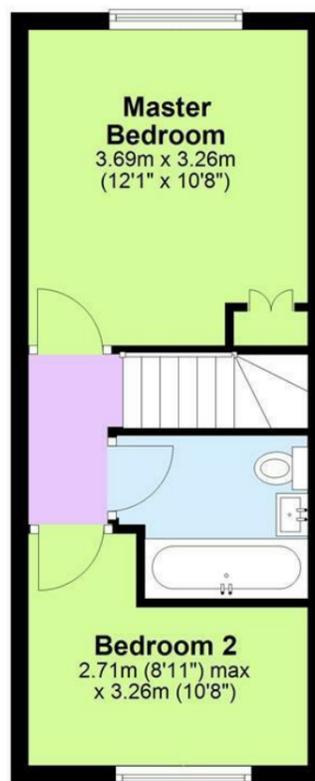
Ground Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



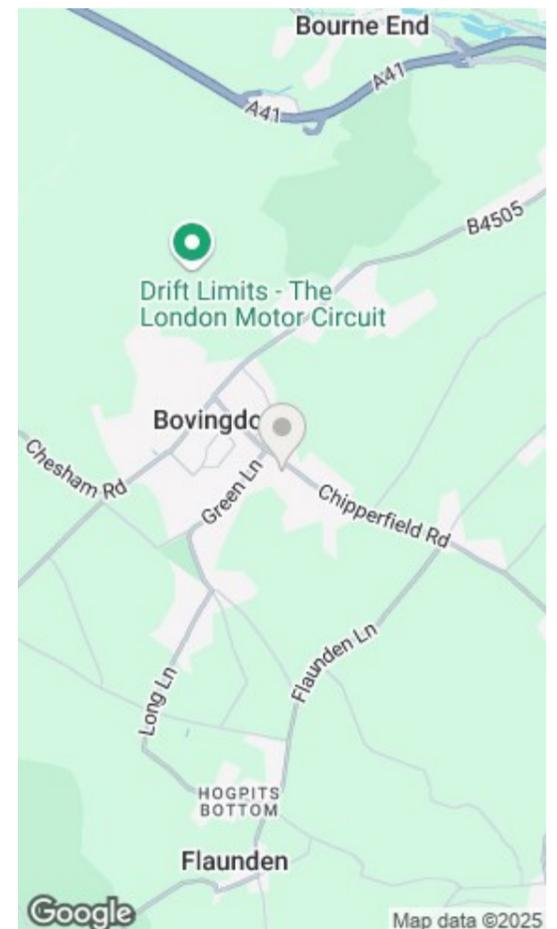
First Floor

Approx. 28.0 sq. metres (301.6 sq. feet)



Total area: approx. 76.2 sq. metres (820.6 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	88		

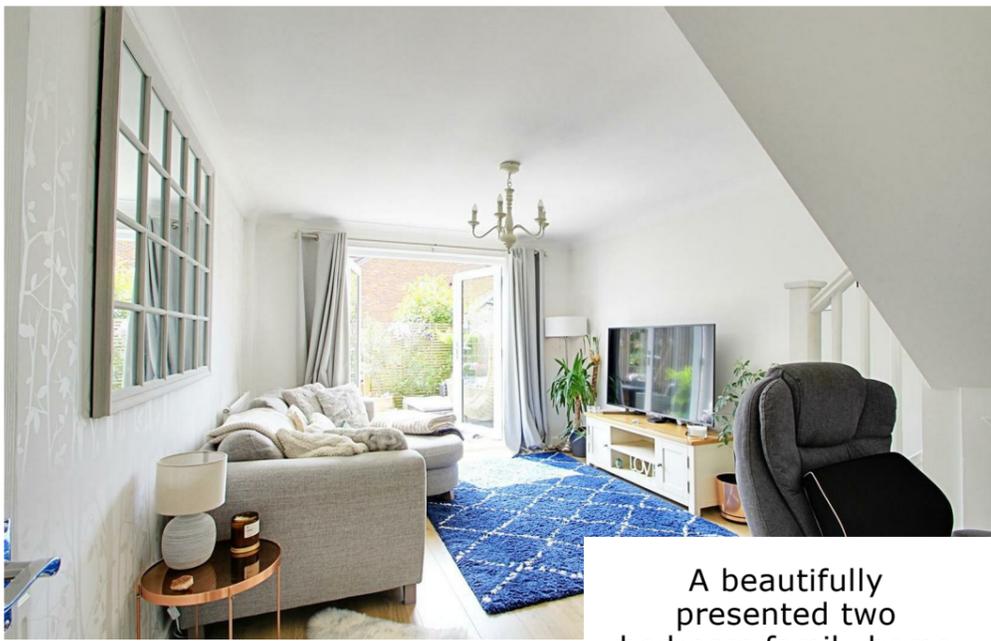
Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating scale: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).



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A beautifully presented two bedroom family home in the heart of this popular village.



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Ground Floor
Entering the property you immediately find yourself in a spacious and bright eat-in Kitchen. Recently refitted with a range of base and eye level units with solid wood work-tops there is an abundance of storage and preparation space. There is an integrated oven and hob as well as a dishwasher and space for a washing machine and American-style Fridge/Freezer as well as space for a table and chairs. A large window to the front elevation ensures that the room is flooded with light. A door leads you through to the main reception room with stairs rising to the first floor, French doors opening to the rear garden and a cleverly designed study area.

First Floor
The landing gives access to both bedrooms and the family bathroom which has been refurbished to provide a stylish sanctuary with white three piece suite comprising bath with shower over, WC and wash-hand basin. The Master bedroom is to the rear of the property providing a well proportioned space with built-in storage and the second bedroom is to the front, currently used as a walk-in wardrobe. From the landing there is access to the loft space.

Outside
The property is approached by a footpath leading to a front garden area mostly laid to fake grass. The rear garden is a delight with a patio area directly accessed from the Living Room which leads to a grassed area with vegetable beds and a screened area to store bins. The garden is filled with mature and stylish plants, shrubs and bushes and a rear gate provides access to the parking. There is a garage en-bloc with an allocated parking space immediately in front and further guest parking available.

The Location
Bovingdon is a pretty village with a fine range of amenities to include shops, a library, churches, restaurants, pubs, a nursery, a doctor's and a dentist's surgery as well as infant and junior schools. For more comprehensive shopping requirements, the towns of Berkhamsted, Hemel Hempstead and Watford are nearby. The main line to London/Euston is approximately 36 minutes (fast train from Hemel Hempstead station). The A41 connects to the M25 providing access to the national motorway network and airports.

Locally there is an abundance of sporting activities available with several golf courses and scope for walking and riding. Champneys health resort in Tring and the exclusive Grove Country Club in Watford are close to hand and offer exercise facilities, relaxation and spa therapies. The area is well served for private and state schools, including Berkhamsted and Watford Grammar schools.

Agents Information for Buyers
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principle.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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