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you to **sell** or **let** your **property**?  
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and let's see if we can **tempt** you!

# Temptation comes in many forms...



Bovingdon  
£475,000

Bovingdon

£475,000

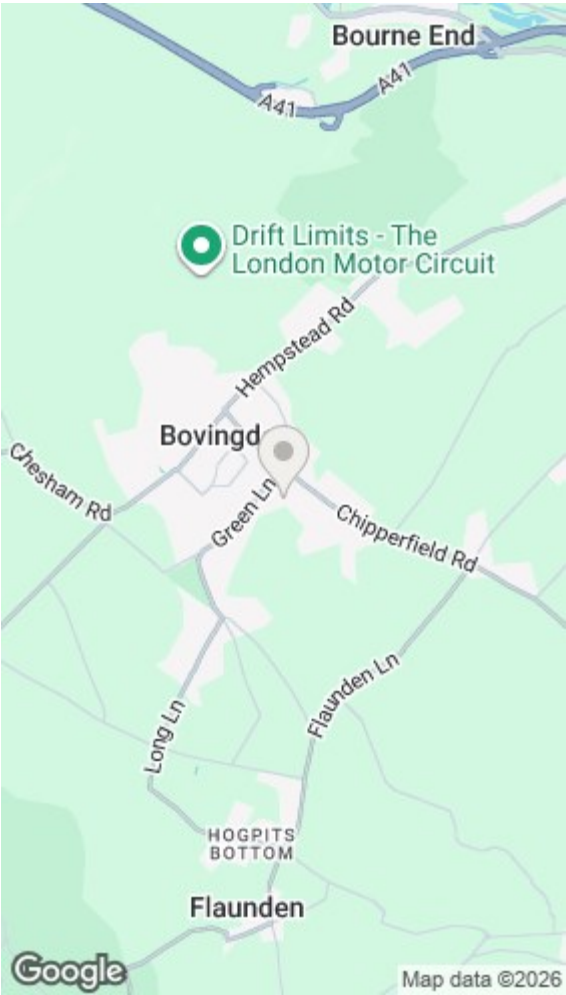
This beautifully refurbished two bedroom house is located in a quiet cul-de-sac in the heart of Bovingdon Village. The property has been thoughtfully extended to the rear, creating a spacious and light filled family room with French doors opening onto to a private garden. The house backs directly onto peaceful open countryside. With both a driveway and garage, this property offers valuable off-street parking.



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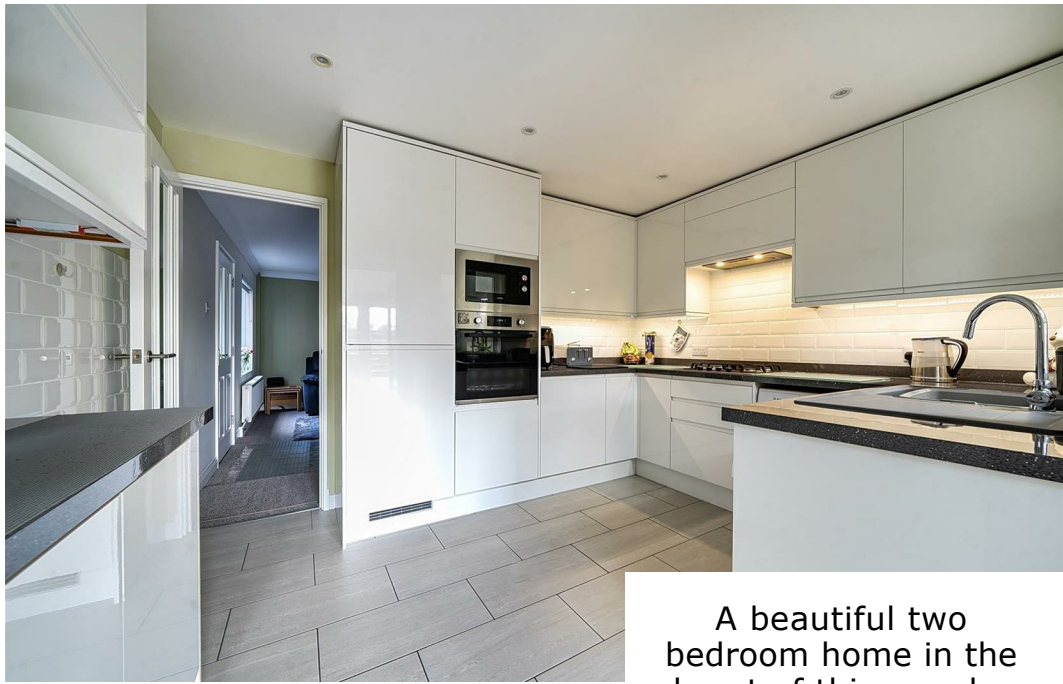
Yew Tree Drive, Bovingdon, HP3

Approximate Area = 726 sq ft / 67.4 sq m  
Garage = 157 sq ft / 14.5 sq m  
Total = 883 sq ft / 82 sq m  
For identification only - Not to scale



| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---------------------------------------------|-----------|-----------------------------------------------------------------|-----------|
| Current                                     | Potential | Current                                                         | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A                                 |           | (92 plus) A                                                     |           |
| (81-91) B                                   |           | (81-91) B                                                       |           |
| (69-80) C                                   |           | (69-80) C                                                       |           |
| (55-68) D                                   |           | (55-68) D                                                       |           |
| (39-54) E                                   |           | (39-54) E                                                       |           |
| (21-38) F                                   |           | (21-38) F                                                       |           |
| (1-20) G                                    |           | (1-20) G                                                        |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |           | England & Wales                                                 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |





A beautiful two bedroom home in the heart of this popular village.



**Ground floor**  
A spacious and bright reception room is entered via a convenient porch area. This links into a recently fitted contemporary kitchen, leading onto a dining area opening out to a secluded garden.

**First floor**  
Two double bedrooms, both immaculately decorated. A high quality fitted modern bathroom.

**Garden**  
A contemporary patio leading to a well kept lawn, with neat borders. Looking directly to tranquil, open countryside.

**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.

**Agent information for buyers**  
Thank you for showing an interest in a property marketed by Sterling Estate Agents.  
Please be aware, should you wish to make an offer for this property, we will

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require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
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 and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to conclude negotiating any offer unless we have ID, completed AML checks and proof of funds.



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