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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

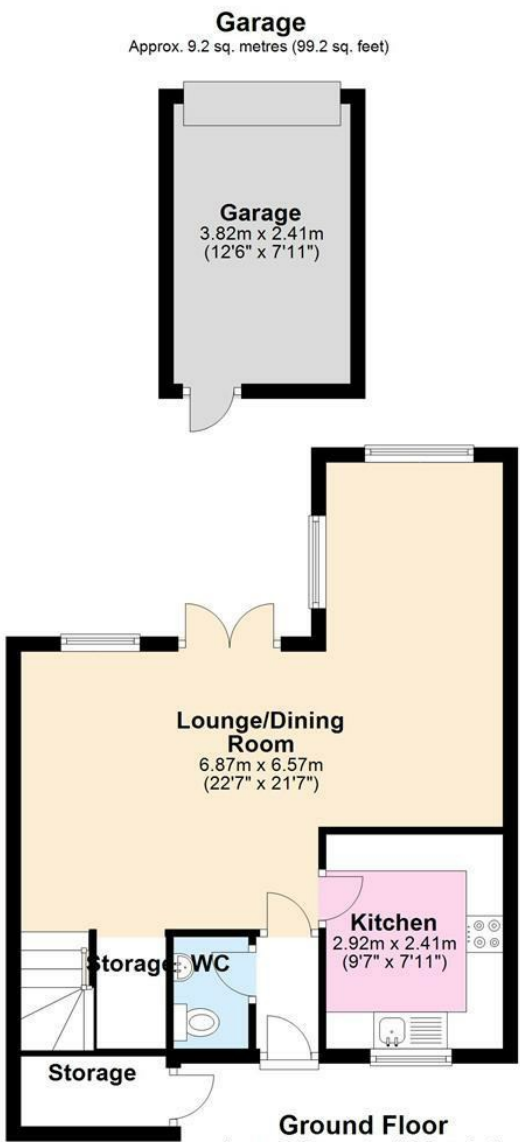
OFFERS IN EXCESS OF

£500,000

A lovely three-bedroom family home situated in the heart of this desirable village close to excellent schools and local shops, yet only a short drive to the mainline station at Hemel Hempstead and Metropolitan line at Chesham.



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Total area: approx. 87.2 sq. metres (938.2 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Shhh.

Get ahead in the property game!

If you are looking to move, register your details and requirements with us and **snap up the choicest properties** as soon as they come onto the market – up to **3-5 days before** they appear online!

Call your local office over or email
sales@sterlinghomes.co.uk lettings@sterlinghomes.co.uk

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The property also benefits from having fitted solar panels



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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

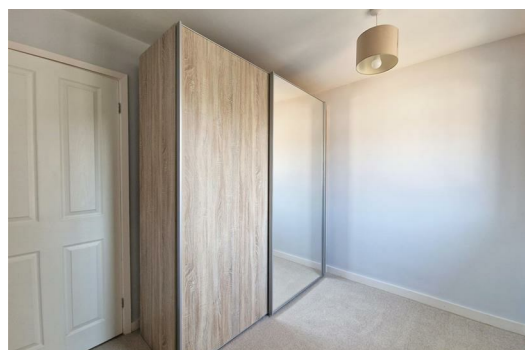
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

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



Ground Floor

A fitted kitchen that overlooks the front which has space and plumbing for a washing machine. A cloakroom with a two-piece suite is accessed from the hall. The open-plan lounge/dining room is positioned at the rear of the house with stairs rising to the first floor. A bright and spacious open plan living area with French doors leading to the patio area and overlooking the rear garden offers the very best in open plan living space.

First Floor

There are doors leading to all three bedrooms and the family bathroom on the first floor. The main bedroom along with bedroom three overlooks the rear of the house, while bedroom two is located to the front and are serviced by the family bathroom, which includes a roll-top bath with overhead shower, w/c, and wash basin.

Outside

There is a large fully enclosed rear garden with a patio area directly behind the property which leads to the main part of the garden, which is laid to lawn and wraps around the side of the property. Side access to the property leads to a single garage and parking with CCTV.

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