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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 OVER £425,000

# Bovingdon

OFFERS OVER

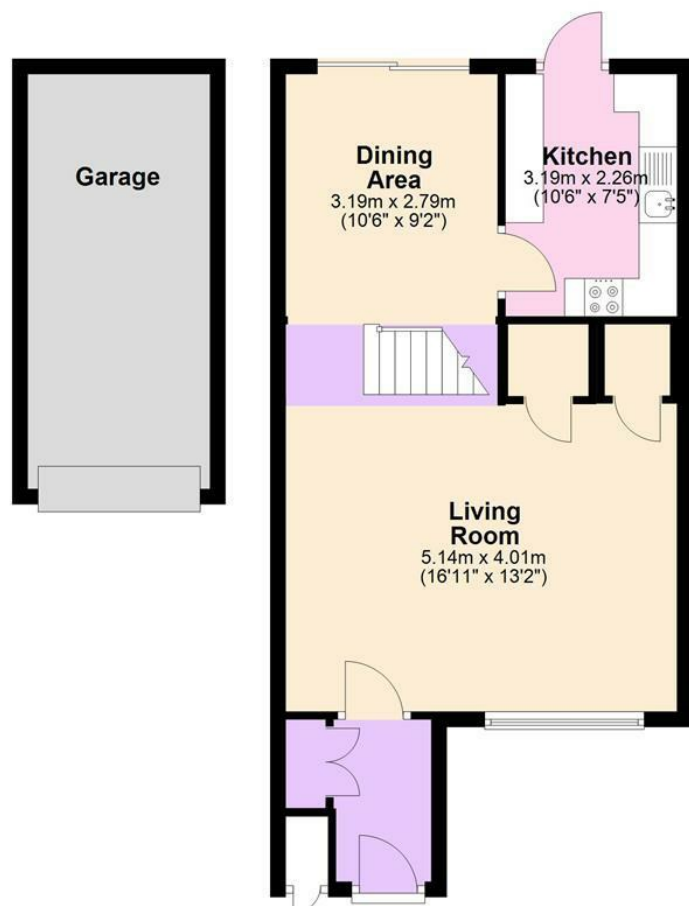
£425,000

Available with No Upper Chain. A well presented semi detached home in a favoured location just off Green Lane with light and airy accommodation to include a living room with separate dining area, fitted kitchen, three good size bedrooms and family bathroom. The property also boasts a garage in a block to the side.

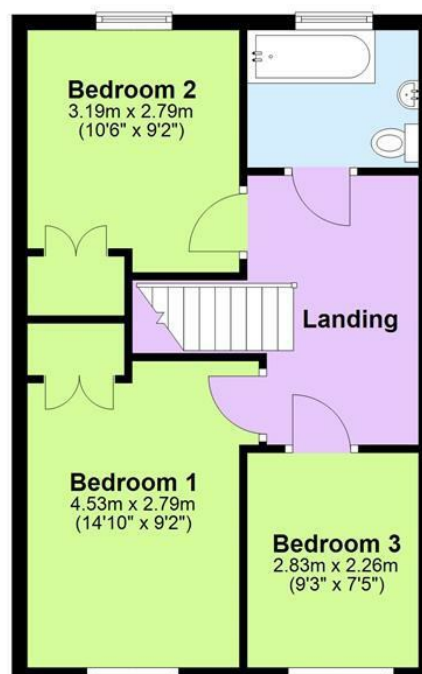


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Ground Floor

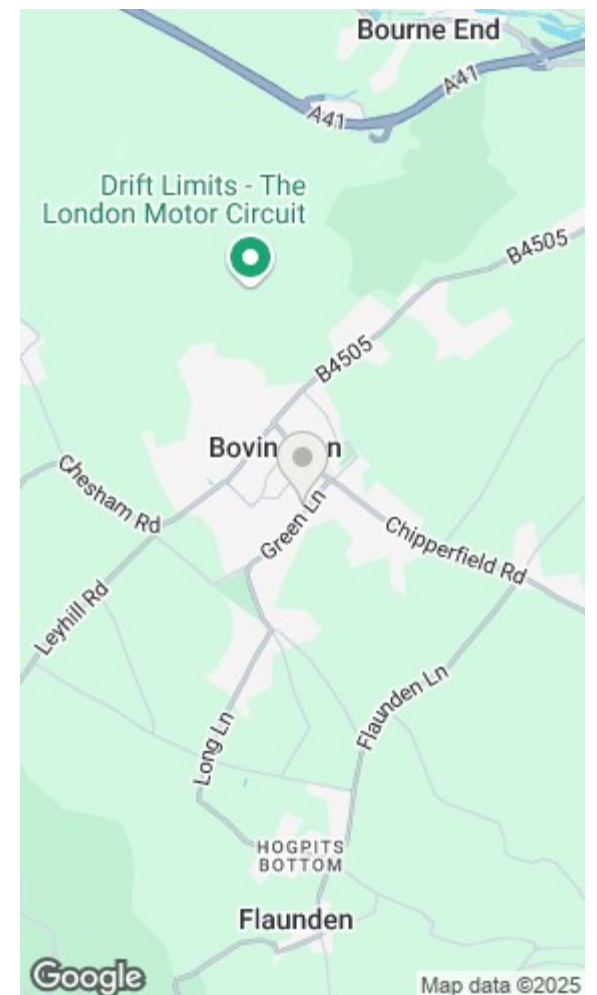


First Floor



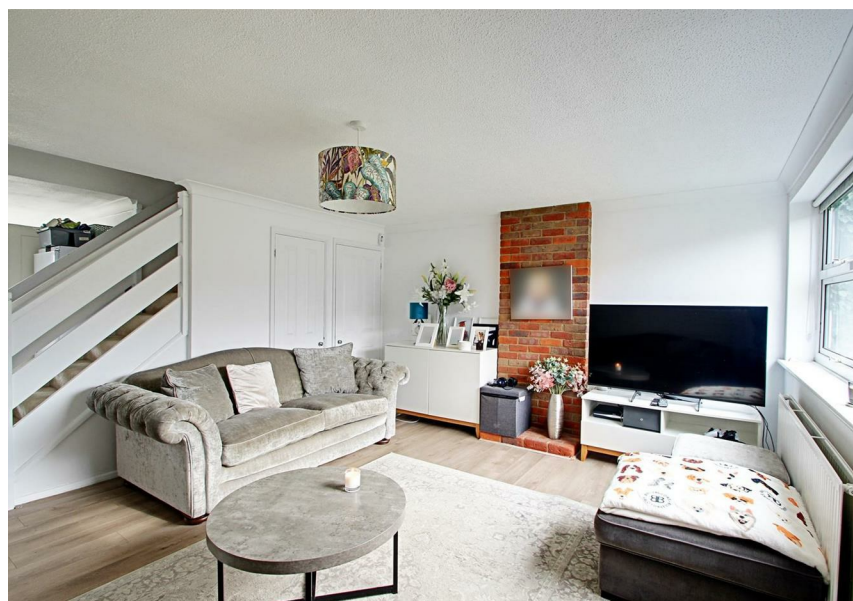
Total area: approx. 98.2 sq. metres (1056.7 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	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
EU Directive 2002/91/EC	84	60	EU Directive 2002/91/EC
England & Wales			England & Wales





#### Ground Floor

The front door opens to a useful entrance porch with a door opening to a good size storage cupboard. A door also opens to the good size living space which has a window to the front and two understairs storage cupboards. From here there is an inner lobby where the stairs ascend to the first floor landing. At the rear of the ground floor is both the dining area and the kitchen which is fitted with a range of high gloss base and eye level units with a door opening to the rear garden and a window to the rear. From the dining area there are sliding patio doors opening to the rear garden.

#### First Floor

A spacious landing area has doors opening to all bedrooms and to the family bathroom which has a fitted white bathroom suite with independently operated shower unit and screen over the bath. Two of the three bedrooms boast fitted wardrobes.

#### Outside

To the front of the property is a pathway to the front door. There is a good size lawn area which could easily be converted to a front driveway. A wrought iron pedestrian gate leads to the rear garden which is mainly laid to artificial grass making it a low maintenance garden with a good size flagstone patio area directly to the back of the house and easily accessed via both the dining area and the kitchen. There is a garage in a block to the side of the property with a metal up and over door.

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#### 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

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 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. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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