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and let's see if we can **tempt** you!
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Is there a **price** that would **tempt**

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temptation comes



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Bovingdon

GUIDE PRICE £700,000

Bovingdon

GUIDE PRICE

£700,000

Located on a corner plot in a cul-de-sac position with 4 good size bedrooms, two refitted bathrooms a stunning kitchen/dining room boasting a separate utility room, two further reception rooms and a south facing garden with pedestrian door opening into a detached garage to the rear.



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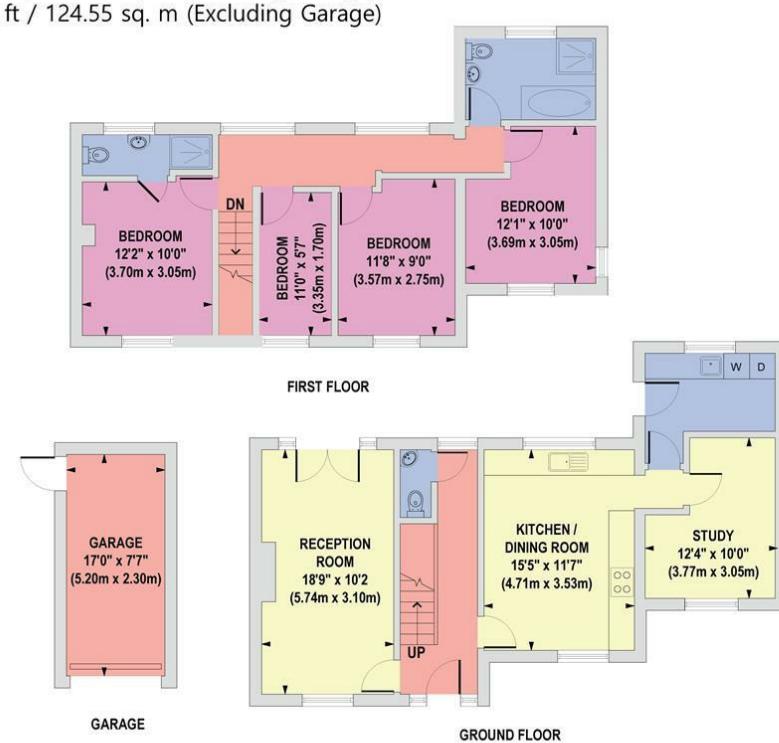
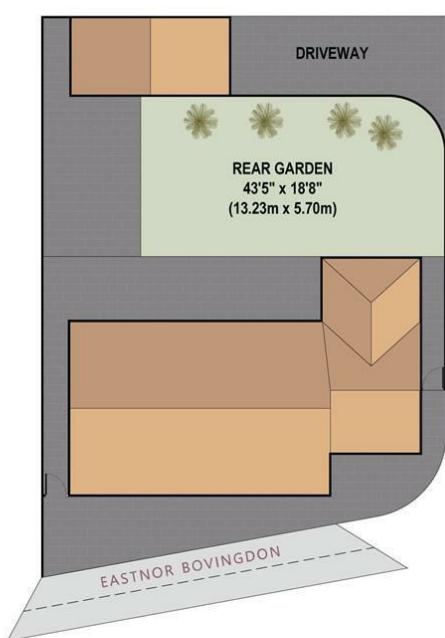
EASTNOR

BOVINGDON

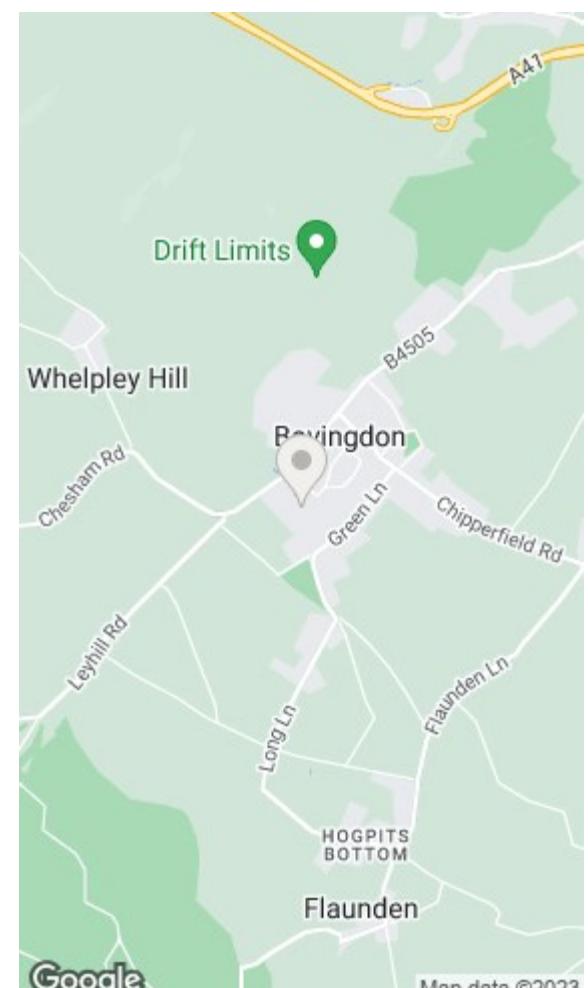


Approximate Gross Internal Floor Area

1470 sq. ft / 136.56 sq. m (Including Garage)
1340 sq. ft / 124.55 sq. m (Excluding Garage)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			





A well-presented detached family home in the heart of the popular village of Bovingdon and within easy reach of amenities.



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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.

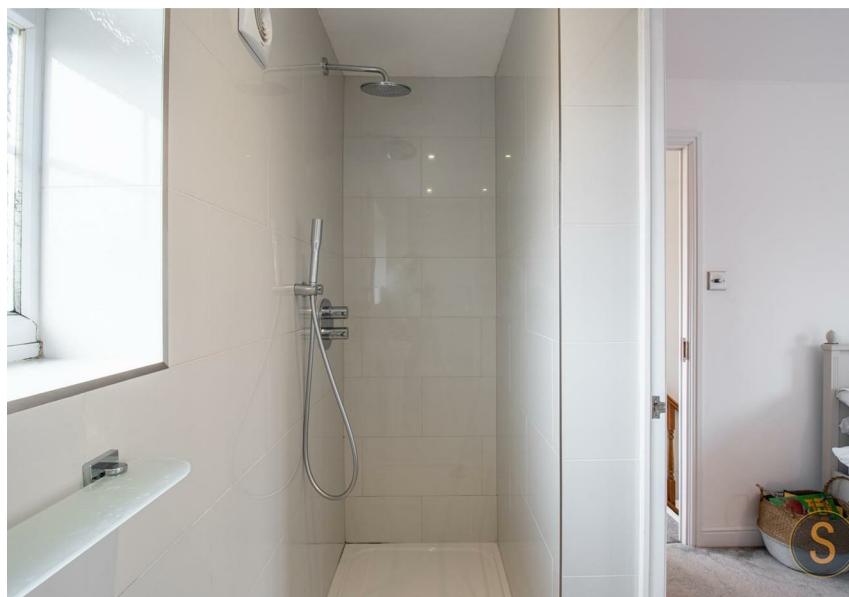
Locally there is an abundance of sporting activities available with several golf courses and scope for walking and riding. Champneys health resort in Tring and the exclusive Grove Country Club in Watford are close to hand and offer exercise facilities, relaxation and spa therapies. The area is well served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

Agents Information For Buyers

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 and a utility bill.

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



Ground Floor

The front door opens to a spacious, light and airy entrance hall which has a window to the rear, stairs rising to the first floor and door opening to a refitted ground floor cloakroom. To the left-hand side, a door opens to the dedicated living room which boasts dual aspect with window to the front and French doors opening to the patio area of the garden. The living room also has solid oak flooring and an open grate fireplace. Moving through the ground floor the kitchen/dining room has been fitted to a very high standard with a comprehensive range of base and eye level units and dual aspect windows to the front and rear. The kitchen is further complemented by a dedicated utility room which has a door opening directly to the rear garden. A study/tv room finishes off the ground floor.

First Floor

The first floor landing has two windows overlooking the rear garden and allows natural light to flood this space. Doors open to all four of the well proportioned bedrooms and to the luxuriously appointed family bathroom which is fitted with a separate wc and shower cubicle. The main bedroom also boasts an ensuite shower room.

Outside

To the front of the property there are two gravel areas and an area laid to lawn with block paved pathway leading to the front door and to the pedestrian gate opening to the rear. The garden has a block paved patio directly to the rear of the house extending to a large area to one side boundary while the remaining garden area is laid to lawn. The rear garden is enclosed by a range of high-level brick walls and timber fencing with a variety of mature planting and hedging to several boarders. A pedestrian door opens to a detached garage at the rear of the garden which has a metal up and over door and private driveway parking.



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