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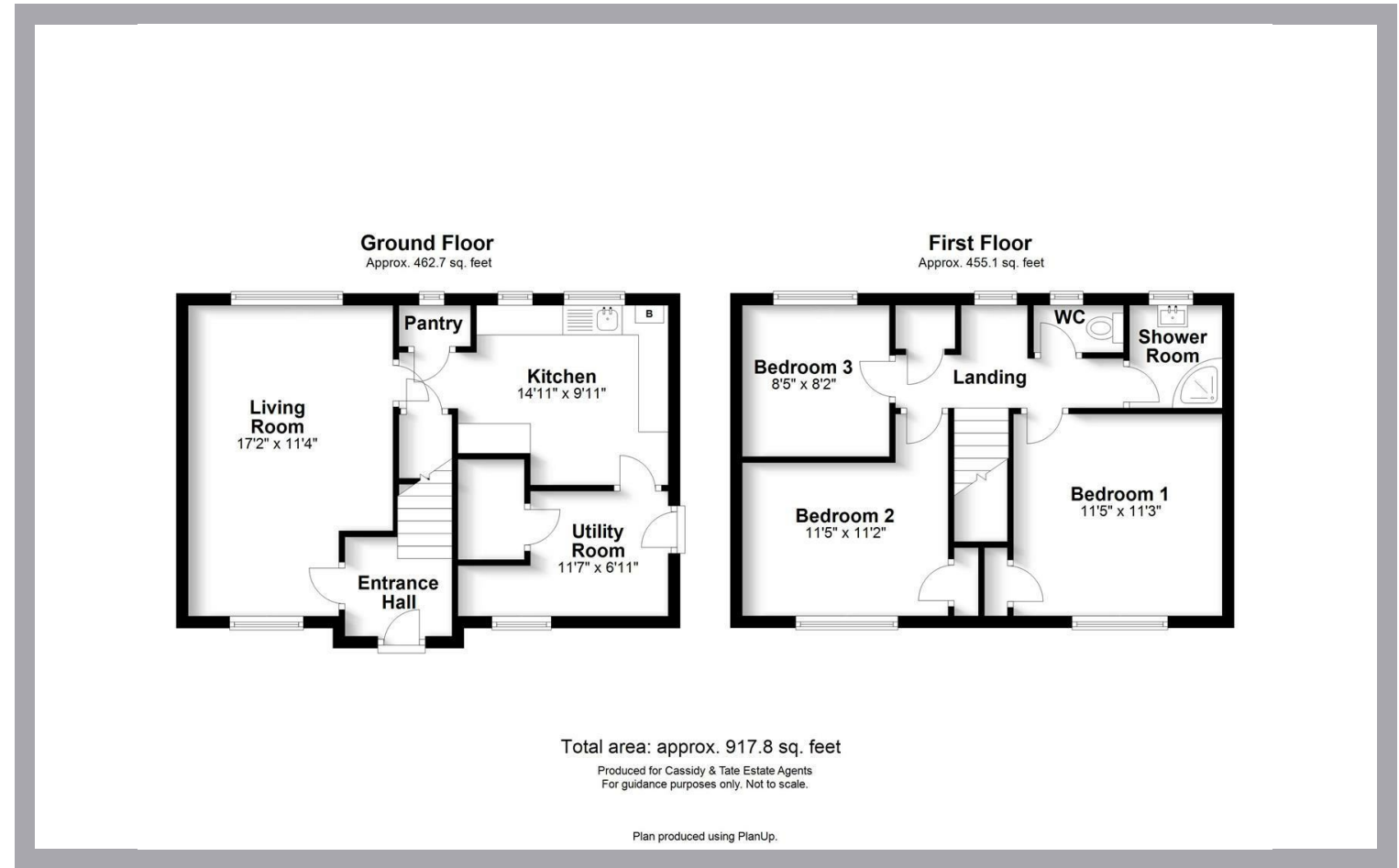
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Award Winning Agency

HYDE LANE  
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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# All The Ingredients Needed For A Fabulous Lifestyle

A three bedroom home occupying a large corner plot which requires modernisation throughout but offers significant scope to extend s.t.p. The current accommodation consists of living room, kitchen and utility room on the ground floor and three bedrooms and shower room on the first floor. Outside, there is a large rear garden and off road parking to the front. Within walking distance is the bustling village centre of Bovington with shopping facilities to include a Tesco express and a range of cafes, shops and pubs. Other amenities include the highly regarded Village Academy School and the picturesque Village Green. For the commuter, the M11/M25 access points and nearby Kings Langley and Hemel Hempstead Railway Station are close at hand.



## Specialists in Bespoke Properties

- Three Bedroom Home
- No Upper Chain
- In Need Of Modernisation
- Near Favoured Schools
- Popular Village Location
- Council Tax D £1,986
- Scope To Extend s.t.p
- Large Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

