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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 £600,000



# Bovingdon

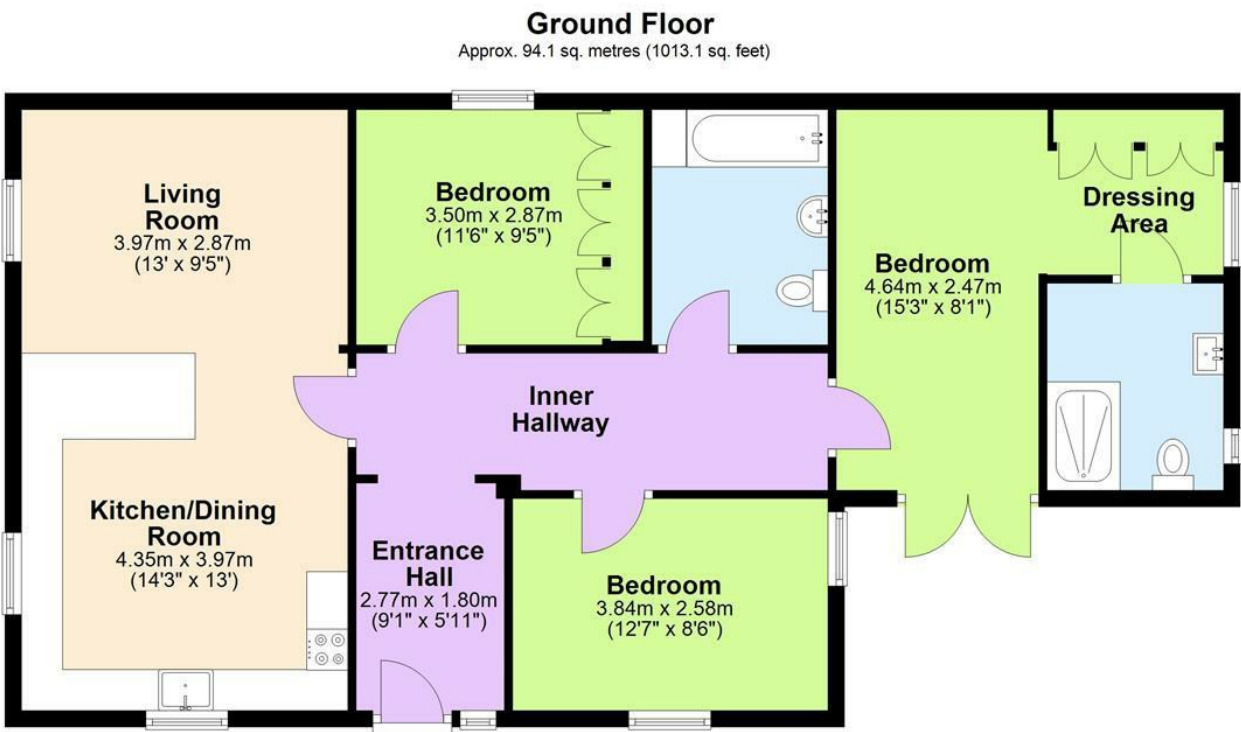
OFFERS IN EXCESS OF

£600,000

Sterling are delighted to offer this ideally located barn conversion to the open market. With character features to include wood burning stove, exposed timber beams and high vaulted ceilings. There is a stunning open plan kitchen/dining/living room, three bedrooms & two bathrooms all at ground floor level.

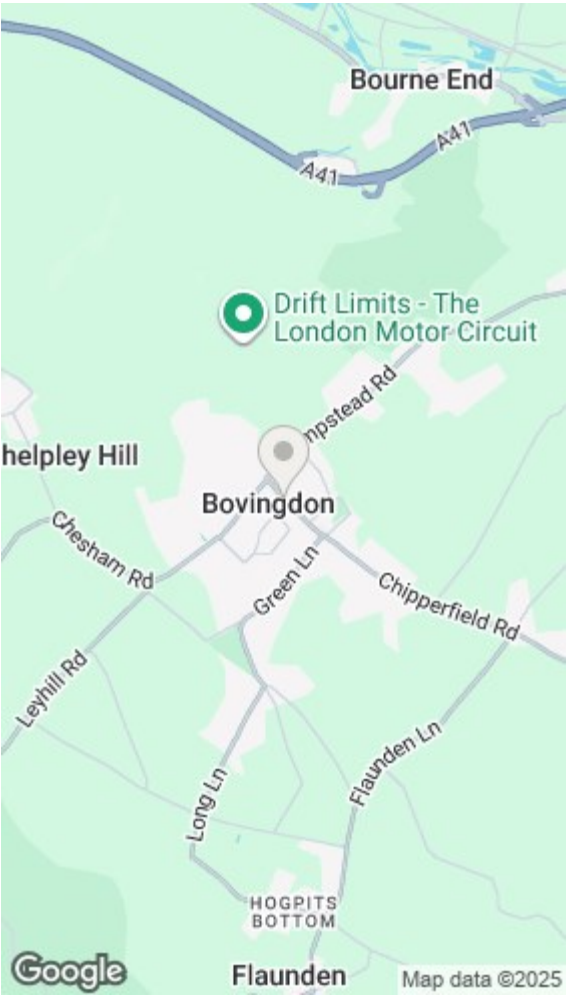


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Total area: approx. 94.1 sq. metres (1013.1 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



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	

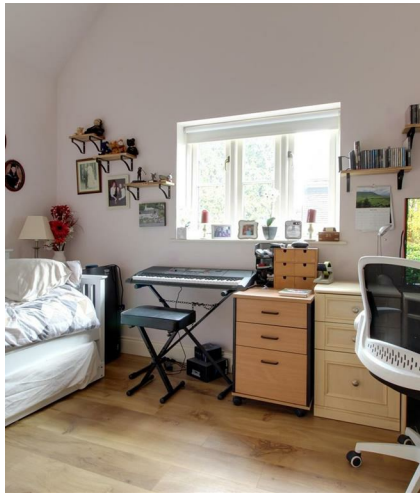








A stunning barn conversion right in the heart of Bovingdon centre with all the amenities of the High street and an outstanding primary school. Offering character features and exposed timber beams, this property is a must see.



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#### The Location

Bovingdon is a pretty village with a fine range of amenities to include a number of shops, including a Tesco Metro, a post office, a library, a hardware store, Simmonds bakery, butcheries, 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, Chesham Grammar School 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.

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#### The Accommodation

This unique detached Barn conversion is beautifully arranged as a 3 bedroom property in a bungalow configuration offering outstanding family accommodation in the heart of the sought after village of Bovingdon. Conveniently located for local shops, sought after schooling and local amenities this property is in an outstanding position with a range of facilities close to hand. The outstanding feature starts right at the front door with an impressive Solid Oak door with leaded light window opening on to the Entrance Hall with Amtico flooring, underfloor heating and exposed beams.

The Lounge Kitchen Dining room is a light dual aspect room with impressive vaulted ceiling, exposed beams, Amtico flooring and underfloor heating. The Kitchen has been fitted to a high standard with Quartz work surfaces, matching breakfast bar area, a range of high gloss units and integrated appliances.

The Master Bedroom benefits from a walk through wardrobe area leading to the luxuriously fitted ensuite shower room, it also has a pair of French doors that open on to the garden and patio area. Bedroom 2 and 3 are both spacious and well arranged. The Family bathroom is fitted in white with chrome fittings and comprising a bath with shower over and pedestal wash hand basin and a low level WC.

#### Outside

Externally the properties private garden wraps around the front of the property and provides a pleasant outside entertaining area. Mainly laid to lawn with a paved patio area. The property also benefits from two parking spaces located to the side of the property.

