



Green View Close

Bovingdon



Offers In Excess Of £975,000

entrance hall | living room | kitchen | dining/family room | WC | first floor landing |
bedroom with ensuite shower | four further bedrooms | family bathroom | family shower
room | front & rear gardens | garage & driveway parking

A deceptively spacious five bedroom detached family home with stunning mature gardens benefitting from a southerly aspect, situated moments from The Green and within easy reach of village amenities.





Stepping inside, ground floor accommodation includes a generous dual-aspect living room with a brick feature fireplace and french doors opening to the rear terrace. The well-equipped kitchen offers ample storage and an integrated oven and gas hob, and opens through to the separate dining/family room; this light-filled space enjoys a lovely outlook onto the garden. A downstairs WC adds to the home's practicality.

There are five bedrooms on the first floor. One bedroom benefits from its own stylish ensuite shower, while the remainder are served by the family bathroom plus a modern shower room.

Outside

Located in an established cul-de-sac just off The Green, this charming family home enjoys a secluded position bordered by mature trees and hedging.

At the front, there's the benefit of a single integral garage and block-paved driveway parking.

The beautiful, southerly-facing rear garden is a real highlight. A large terrace is perfect for outdoor dining, while sweeping lawns are complemented by mature hedging and shrubs.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band G (Dacorum).



Tenure

Freehold.

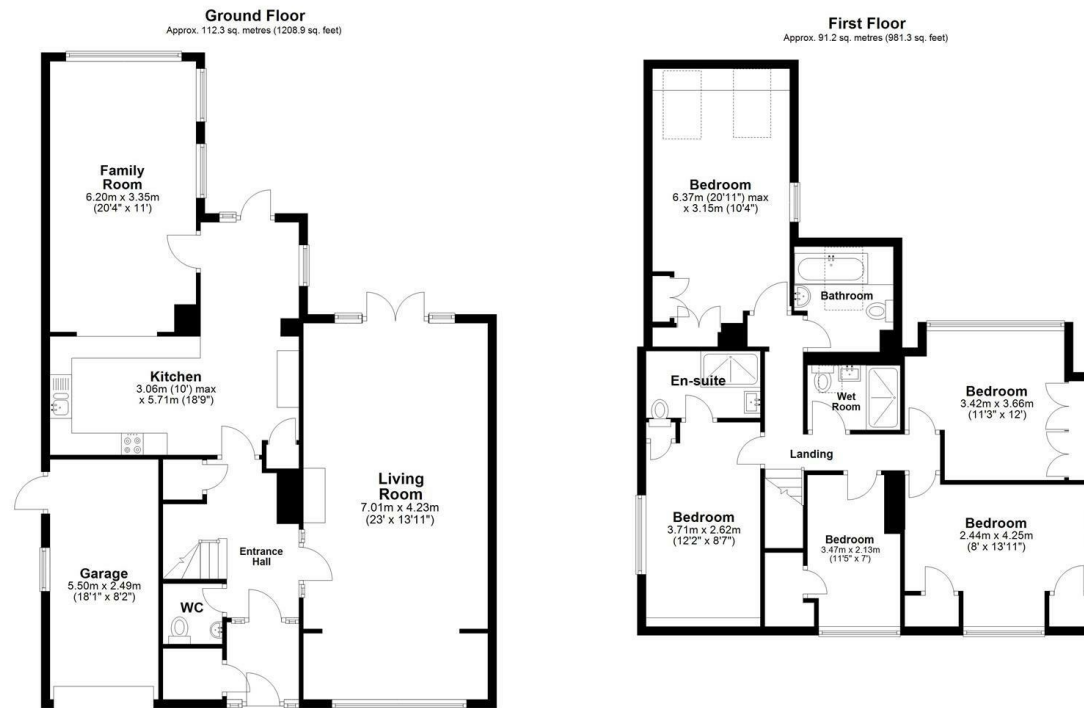
Situation

Bovingdon, close to attractive Chilterns' countryside, is a charming village with good amenities including a school, library, doctor and dentist surgeries, pubs and cafes. Additional facilities can be found in the nearby towns of Hemel Hempstead and Berkhamsted. For commuters, the A41 offers good connections to both the M1 and M25, while the stations at Hemel Hempstead, Chesham, and Chalfont & Latimer provide fast and frequent services into central London.



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Total area: approx. 203.5 sq. metres (2190.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been produced with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

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