



Old Dean, Bovingdon, Hemel Hempstead  
£310,000

proffitt  
& holt







## Old Dean

Bovingdon, Hemel Hempstead

This particularly spacious first floor maisonette is conveniently positioned just a couple of minutes walk from Bovingdon Village High Street.

This bright and airy property benefits from a large living/dining room, kitchen, family bathroom and 2 double bedrooms. Additionally, there is a generous private rear garden with brick built store.

With low charges such a good amount of space, this would make an ideal purchase for first time buyers, downsizers or investors alike.

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







## Old Dean

### Bovingdon

Bovingdon village centre has a number of local shops catering for most daily requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger town of Hemel Hempstead is within approximately three miles drive.

For the commuter, both Kings Langley and Hemel Hempstead mainline stations provide services into London, Euston, and Junction 20 of the M25 is approximately five miles drive.



- First Floor Maisonette
- Low Charges
- Private Garden
- 2 Double Bedrooms
- Short Walk To Village High Street
- Plenty Of Storage Space
- Large and Bright Living/Dining Room





**For broadband and mobile speeds see:**

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## **General Information**

### **Services**

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

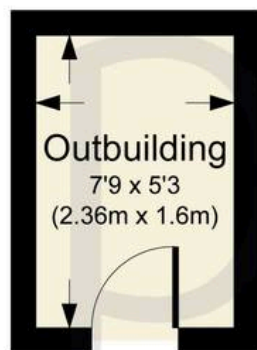
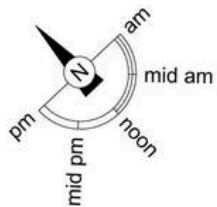
### **Fixtures and Fittings**

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

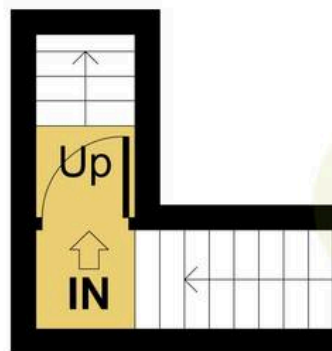








Outbuilding



Ground Floor

7'1 x 6'5  
(2.15m x 1.95m)



First Floor

OLD DEAN, HP3

APPROX. GROSS INTERNAL FLOOR AREA 797.92 SQ FT / 74.13 SQ M. INC. OUTBUILDING

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## Proffitt & Holt

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