



Green Lane, Bovingdon

Guide Price £650,000

proffitt  
& holt







## Green Lane

Bovingdon, Hemel Hempstead

Proffitt and Holt are delighted to offer to the market this rarely available three bedroom end of terrace in the highly sought after village of Bovingdon and situated within walking distance of the village High Street and all its local amenities.

This property has been tastefully modernised by the current vendors and boasts both front and rear private gardens, as well as a garage and ample residents parking to the rear.

Internally the property offers generous accommodation to the ground floor comprising entrance hall, downstairs WC, living room, a modern and re fitted kitchen/breakfast room, study, and conservatory, whilst to the first floor there are three well proportioned bedrooms and a family bathroom.

Externally, the property excels with private and low maintenance gardens to both front and rear, and there is the added benefit of a garage and residents parking also available.

To fully appreciate what this property offers please contact leading local agent Proffitt and Holt.







## Green Lane

Bovingdon, Hemel Hempstead

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.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedrooms
- End of Terrace
- Private Front and Rear Gardens
- Walking Distance to Village High Street
- Garage in Block
- Modern Kitchen/Breakfast Room
- Downstairs WC





*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.





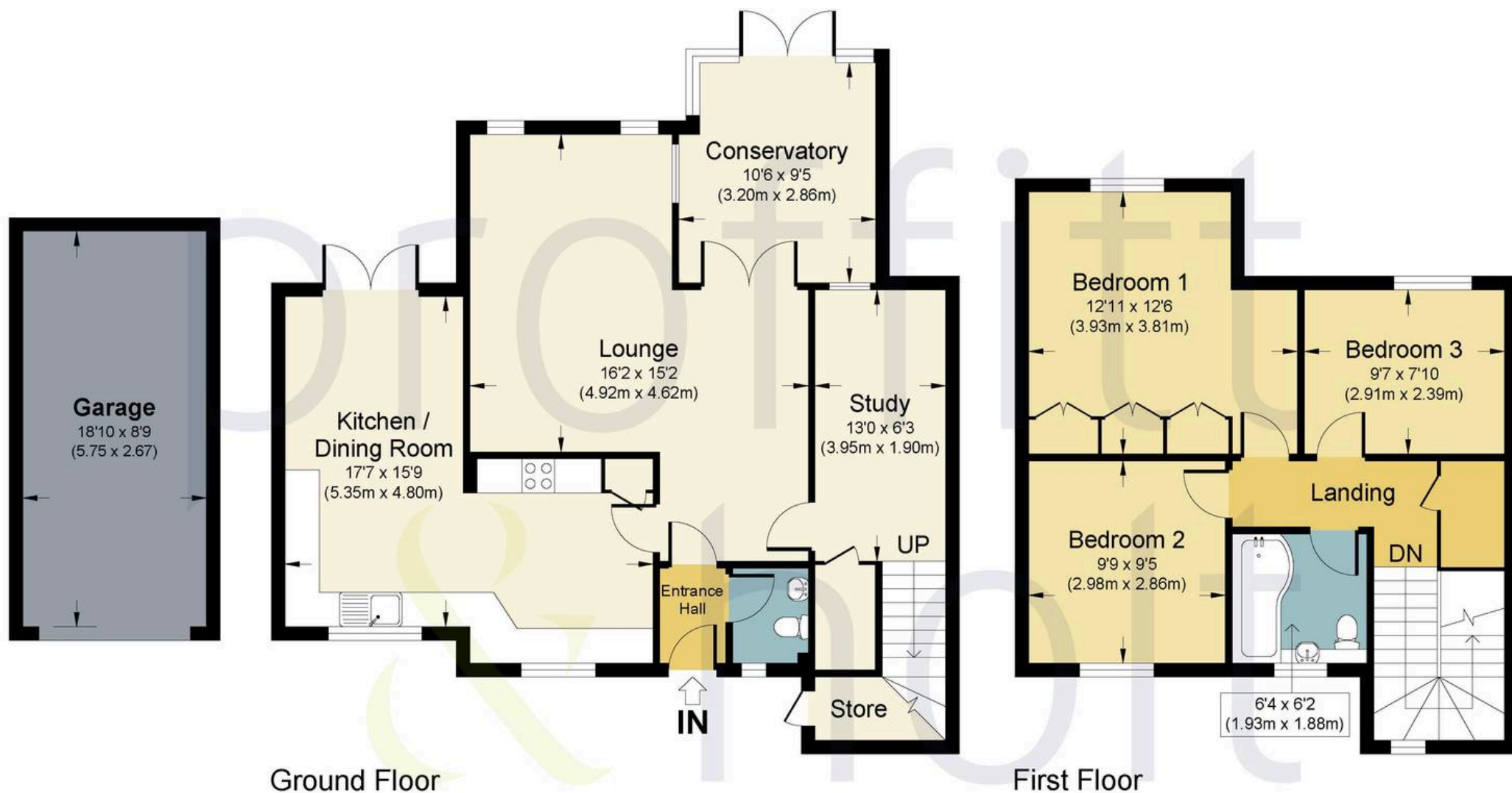












## 5 GREEN LANE, HP3

APPROX. GROSS INTERNAL FLOOR AREA 1376.27 SQ FT / 127.86 SQ M. INC. GARAGE

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## Proffitt & Holt

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