



## Green Lane, Hemel Hempstead, HP3 0JZ

### Offers Over £450,000

A rare opportunity to purchase this delightful two double bedroom end-of-terrace cottage with a large driveway and corner plot, situated in this prestigious location in the charming village of Bovingdon.

The property offers excellent potential for extension or further improvement, subject to the necessary consents and is being sold with the benefit of no upper chain.

The internal accommodation has been recently and tastefully updated and comprises an open-plan living/dining room, a fitted kitchen, and a family bathroom completing the ground floor.

The dual-aspect living room enjoys the benefit of a very attractive working fireplace, adding warmth and character to the living area, with white UPVC sash windows complementing and enhancing the cottage features. On the first floor, you'll find a landing and two double bedrooms, both with built-in wardrobes.

Bovingdon has a bustling village centre with shopping facilities and amenities. For commuters, the M1/M25 access points and nearby Kings Langley and Hemel Hempstead railway stations are close at hand.

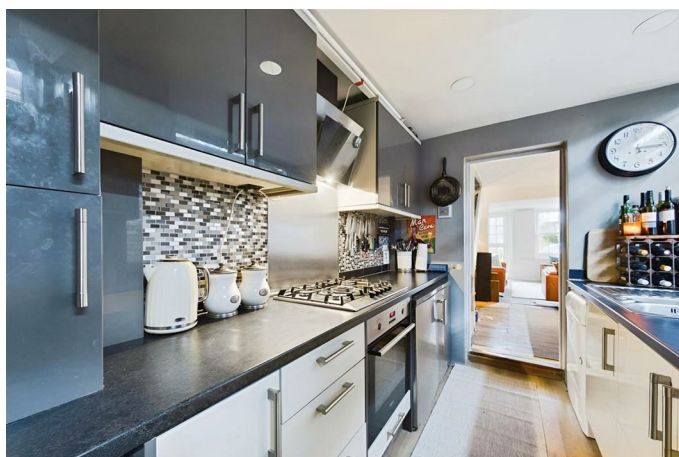


**Lounge/Dining Room 20'4 x 12'0 (6.20m x 3.66m)**



Double glazed front door, double glazed sash windows with shutters, coving, feature fireplace, two radiator, double glazed door to courtyard and stairs to first floor.

**Kitchen 10'11 x 7'5 (3.33m x 2.26m )**



Modern fitted kitchen with wall and base units with work surfaces to compliment, 1 1/2 bowl sink with drainer and tiled splashbacks, gas hob with cooker hood over, electric oven, plumbing for washing machine, double glazed window and double glazed door to courtyard.

**Bathroom**



Double glazed window, panelled bath with mixer taps and shower over, pedestal wash hand basin, low level wc, heated towel rail, double glazed window and fully tiled.

**Landing**

Loft access to fully boarded loft with light.

**Bedroom One 10'11 x 10'10 (3.33m x 3.30m )**



Double glazed sash window, radiator, coving and two built in cupboards.

## Bedroom Two 9'8 x 9'1 (2.95m x 2.77m )



Double glazed window, radiator, coving and built in cupboard.

## Front Garden

Path way to front door with flower and shrub borders.

## Rear Garden



Small courtyard adjacent to the kitchen and laid to lawn rear garden with flower and shrub borders, pebbled and patio seating area.

## Off Road Parking

Pebbled off road parking for two cars to side.



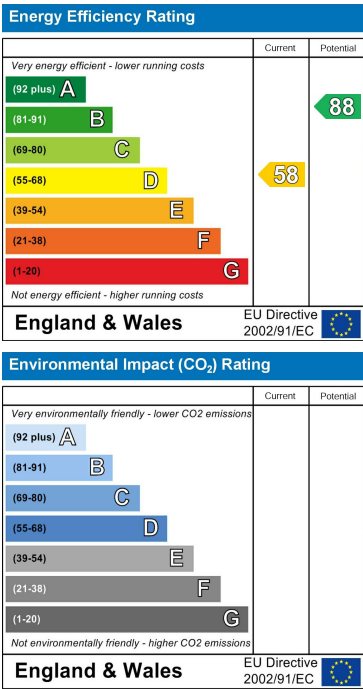
Floor Plan



Area Map



Energy Efficiency Graph



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