

**70 High Street, Bovingdon,
Hemel Hempstead,
Hertfordshire, HP3 0HJ**

David
Doyle
Sales and Lettings

Price £369,995 Freehold



This charming 2 double bedroom character cottage is conveniently located in the heart of Bovingdon 'Village', sought after schooling, local shops and amenities. The ground floor comprises a lounge dining room with a feature fireplace, refitted kitchen with a utility area and a spacious family bathroom. On the first floor you will find the two double bedrooms and access to the useful loft area that is carpeted has power and a velux window. The property has a generous and pleasantly private rear garden and benefits from gas heating to radiators.

Bovingdon has a bustling Village Centre with shopping facilities and amenities which include the highly regarded Village Academy School and the Village Green. For the commuter the M1/M25 access points and nearby Kings Langley and Hemel Hempstead Railway Station are close at hand.

Charming 2 Double Bedroom Character Cottage

Located in the heart of Bovingdon Village

Convenient of the local shops and schools

Lounge/dining room

Fitted kitchen and utility room

Fitted Bathroom

Gas central heating

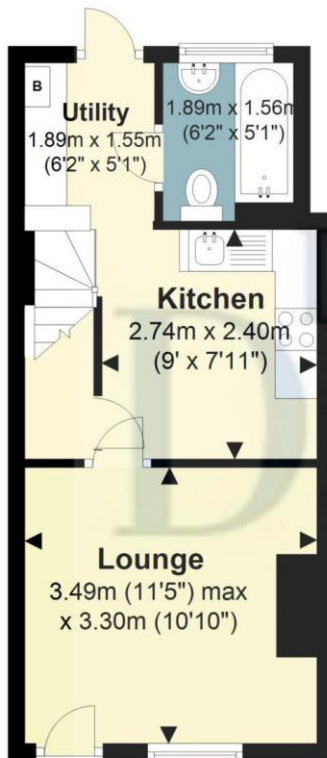
Garden

Council Tax Band D

Tenure -Freehold

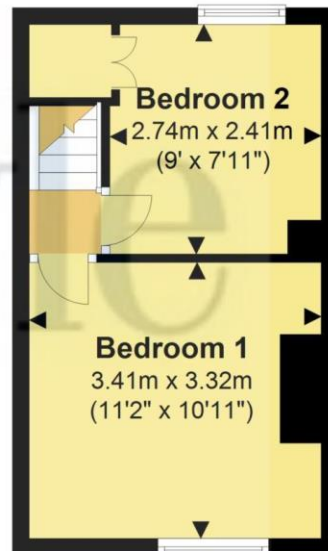
Ground Floor

Approx. 27.1 sq. metres (291.4 sq. feet)



First Floor

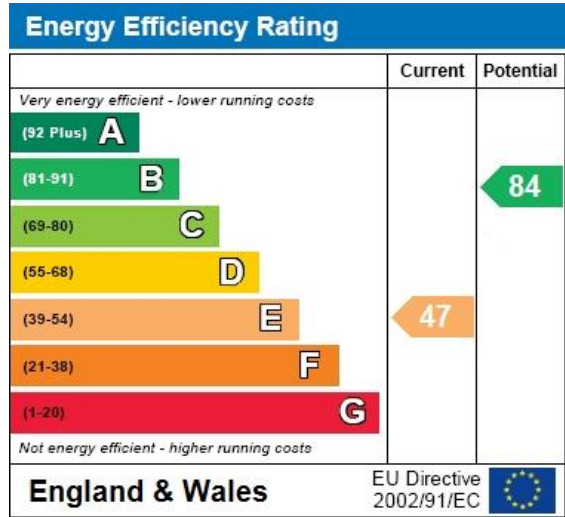
Approx. 20.6 sq. metres (221.6 sq. feet)



Total area: approx. 47.7 sq. metres (513.1 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.
Plan produced using PlanUp.

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

70 High Street, Bovington, Hemel Hempstead, Hertfordshire, HP3 0HJ

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1900
Council Tax Band	D
This year council tax charge	£2102.94
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Sorry I assume it is but I'm not sure
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	I'm not sure I think it's either cable or fibre but would need to confirm my supplier is with sky
What parking facilities does your property have	None
Please state any costs per annum for parking	£0
Are you aware of any asbestos containing material in the property?	No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.