

5 Hawkins Way
Bovingdon,
HP3 0UB

David
Doyle
Sales and Lettings

Offers in Excess of £500,000 Freehold



A well presented bright and spacious three bedroom detached family home situated in this sought after cul de sac conveniently located for Bovingdon High Street with it's local shops, sought after schooling and amenities. The property offers well planned accommodation, arranged with a generous living/dining room that overlooks the rear garden and has a pair of double glazed French doors opening on to the decked seating area, the fitted kitchen is located to the front of the property and offers a range of matching wall and floor mounted units and has space and plumbing for appliances. Finishing ground floor accommodation is the very useful guest WC and welcoming entrance hall. The first floor has three bedrooms with an suite shower room to the master, a family bathroom, generous landing and access to the loft space. The garden is of very good size, wraps around the property and is arranged with a decked seating area, lawn, mature plants and shrubs, fenced and walled boundaries with gated access leading to the landscaped front garden area, driveway and garage. With scope to update and extend (STNPC), an internal viewing is highly recommended.

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.

Three Bedroom Detached Family Home

Driveway And Garage

Sought After Bovington Situation

Fitted Kitchen

En Suite To Master Bedroom

Generous Living/Dining Room

Corner Plot Gardens

Scope To Extend

NO UPPER CHAIN

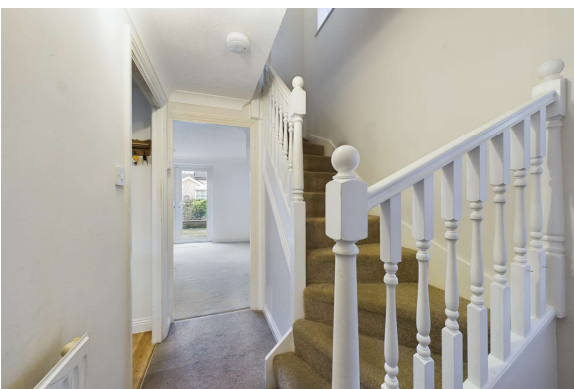
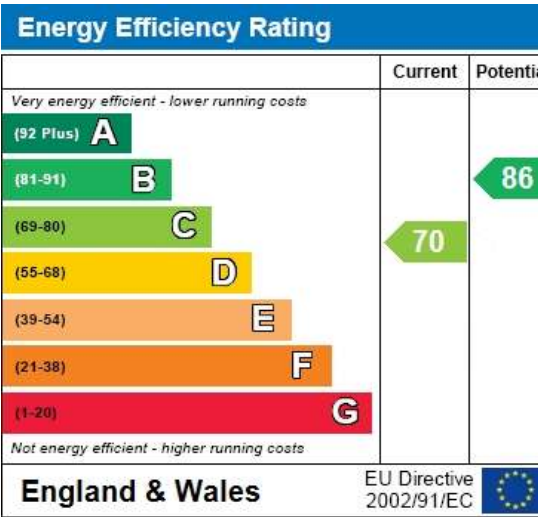
Viewing Advised

Council Tax Unknown

Tenure -Freehold



Scan here for more details





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

5 Hawkins Way, Bovingdon, Hemel Hempstead, Hertfordshire, HP3 0UB

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?	1997
Council Tax Band	E
This year council tax charge	£2570
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?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	I don't know
What parking facilities does your property have	Private/driveway Garage
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.