

47 Pembridge Road

Bovingdon

HP3 0QN

David  
**Doyle**  
Sales and Lettings

Price £625,000 Freehold



An exceptional four bedroom semi detached property with a garage and driveway situated in this popular Bovingdon side road close to excellent amenities, the bustling village centre and the Ofsted rated outstanding Bovingdon Academy primary school. This property boasts stylish and contemporary internal decor with spacious and flexible accommodation arranged over three floors to include a generous entrance hall with stairs to the first floor, doors to the large guest cloakroom and the beautiful open plan living area comprising living, dining and family areas opening to the fitted kitchen arranged with wall and base units, coordinating work surfaces and breakfast bar, integrated and free standing appliances and bi fold doors opening to the rear garden. To the first floor are three bedrooms, one currently used as an office and the contemporary family shower room. Stairs from the first floor landing lead to the fabulous second floor master bedroom suite with a `Juliet` balcony enjoying far reaching views, velux windows, a free standing bath and separate WC. Externally, the gardens are beautifully landscaped and arranged with a decked seating area, artificial lawns with attractive planters housing mature plants and shrubs, fenced boundaries and a garden room and shed to the gardens end. To the front of the property is an attractive further landscaped garden, a garage in a nearby block and parking. An internal viewing is essential to appreciate this rarely available and quite unique property.

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.

An Exceptional 4 Bedroom Semi Detached Property

Popular Bovingdon Side Road

Garage & Parking

Tasteful & Contemporary Internal Accommodation

Versatile & Spacious Living Space

Unique Master Bedroom Suite With Free Standing Bath & `Juliet` Balcony

Landscaped Gardens

Bi Fold Doors

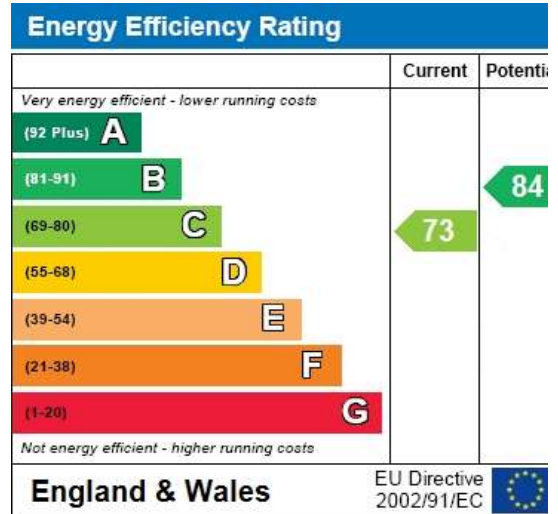
Viewing Advised

Council Tax Band E

Freehold



Scan here for more details







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 47 Pembridge Road, Hemel Hempstead, Hertfordshire, HP3 0QN

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?	1970
Council Tax Band	E
This year council tax charge	2021.51
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	Yes
Please confirm amount, frequency and details of the management company	Shared entrance to garages. No maintenance charge.
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	ADSL
What parking facilities does your property have	Allocated Parking
Please state any costs per annum for parking	N/a
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?	Yes

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

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