

**12 Dinmore  
Bovingdon  
HP3 0QQ**

David  
**Doyle**  
Sales and Lettings

**Offers Over £585,000** Freehold



A Well Proportioned four bedroom semi detached family home with a garage and driveway situated in this tucked away cul de sac position well located for Bovingdon village centre offering excellent amenities and highly regarded schooling. The property offers versatile living space and generous room sizes with the internal accommodation comprising an entrance porch with doors to the guest cloakroom and the spacious dual aspect living/dining room with a feature brick built mantle piece and gas fire, quality wooden flooring and patio doors opening to the rear garden. Accessed from the living room are stairs to the first floor and the fitted kitchen arranged with a wide array of wall and base units, coordinating work surfaces, an integrated oven and hob and space and plumbing for white goods. To the first floor is a spacious landing with an airing cupboard, loft access and doors to four bedrooms, the master of exceptional size and offering a range of fitted wardrobes. Finishing the accommodation is the recently refitted fully tiled shower room, arranged with a white suite and chrome fittings. Externally, a particular feature of the property is the mature rear garden, beautifully arranged with a patio area leading to lawn with colourful plants and shrubs, fenced boundaries, a shed and gated side access to the front of the property enjoying further mature colourful gardens and the garage situated in a nearby block with a driveway to the front. With further benefits including gas central heating, double glazing and NO UPPER SALES CHAIN, this property is a must see.

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.

Rarely Available

Four Bedroom Semi Detached

Sought After Bovingdon Location

Master Bedroom With Fitted Wardrobes

Refitted Shower Room

Versatile Living Space

Garage & Parking

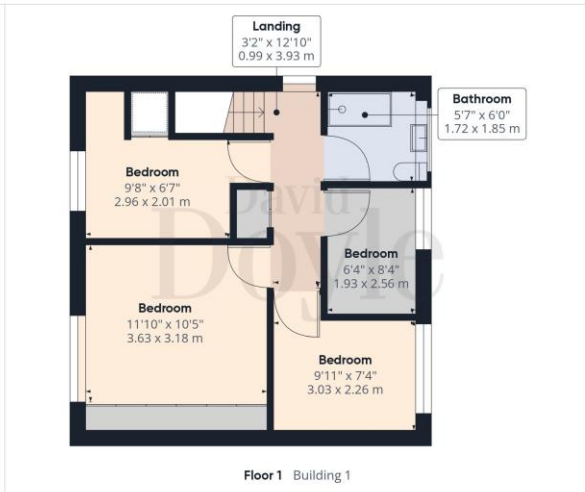
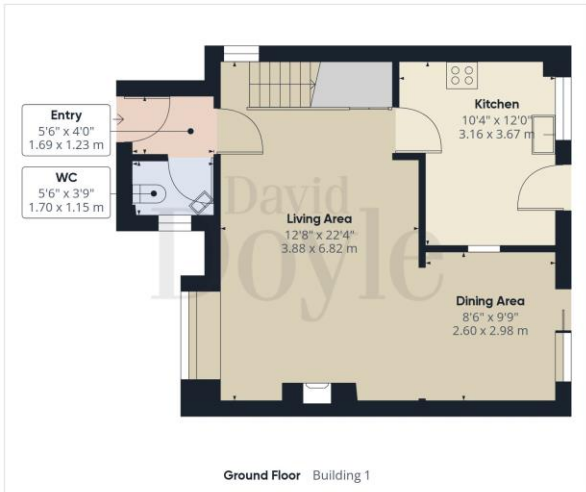
Mature & Colourful Gardens

NO UPPER CHAIN

Viewing Advised

Council Tax Band E

Freehold



**Approximate total area**  
1135.11 ft<sup>2</sup>  
105.46 m<sup>2</sup>

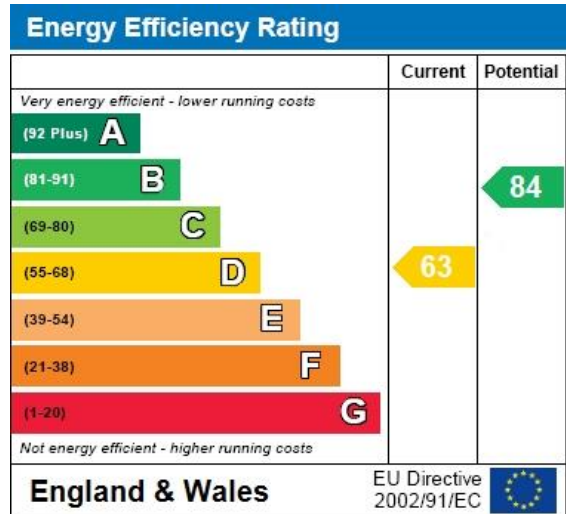


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Scan here for more details







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

## 12 Dinmore, Hemel Hempstead, Hertfordshire, HP3 0QQ

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?	1977
Council Tax Band	E ?
This year council tax charge	? (About £2500)

Tenure	Freehold
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Is the property shared ownership	No
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Are there any maintenance charges for the road	No
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Construction type	Brick and Tile
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Is your property supplied by mains electricity?	Yes
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Is your property supplied by mains Gas?	Yes
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Is your property supplied by mains drainage?	Yes
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Is your heating gas to radiator heating?	Yes
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How is your broadband supplied	None connected
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What parking facilities does your property have	Garage
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Please state any costs per annum for parking	Zero
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Are you aware of any asbestos containing material in the property?	No
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Are smoke alarms installed at the property?	Yes
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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.