

35 Green Lane  
Bovingdon  
HP3 0JZ

David  
**Doyle**  
Sales and Lettings

Price £1,095,000 Freehold



David Doyle are delighted to offer to the sales market this beautifully presented four bedroom detached property with off street parking for three vehicles and 160` rear garden backing on to open countryside. Located in this sought after Bovingdon side road close to the village with its excellent amenities and highly regarded schooling, we highly recommend an internal viewing of this excellent home. Constructed in 2018 to a high specification by renowned local Builders, `Bull` Homes,, the property occupies an enviable position on a particularly generous plot and the internal accommodation is well planned and spacious comprising a bright and welcoming entrance hall with stairs to the first floor and doors to a guest WC, two reception rooms that could be used as bedrooms if required and the fantastic open plan kitchen/breakfast room arranged with a vast range of wall and base units, coordinating granite work surfaces and integrated appliances, a separate utility room and distinct dining and living areas with patio doors opening to the rear garden. To the first floor is a spacious landing with loft access and doors to four bedrooms, all of which are generous doubles and the master with an en suite shower room. Finishing the accommodation is the large four piece family bathroom. Externally, the rear garden is a particular feature of the property being approximately 160 foot in length and arranged with a patio seating area leading to lawn with a large summer house and play area to the gardens end, fenced boundaries and side access. To the front of the property is a parking for three vehicles, walled boundaries and an EV charger point. An appointment to view this exceptional home 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.

Four Double bedroom Detached Family Home

Select Bovingdon Development

Constructed In Approximately 2018

Fantastic Rear Garden

High Specification

Two Reception Rooms And Large Open Plan Living Area

Close To Schools & Amenities

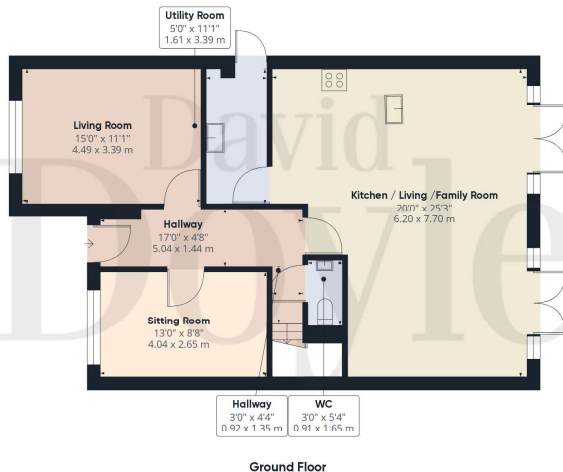
En Suite To Master

EV Charging Point

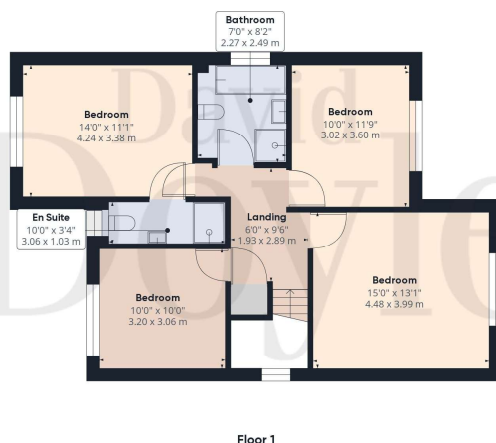
Viewing Advised

Council Tax Band G

Freehold



Approximate total area<sup>1)</sup>  
1688.97 ft<sup>2</sup>  
156.91 m<sup>2</sup>

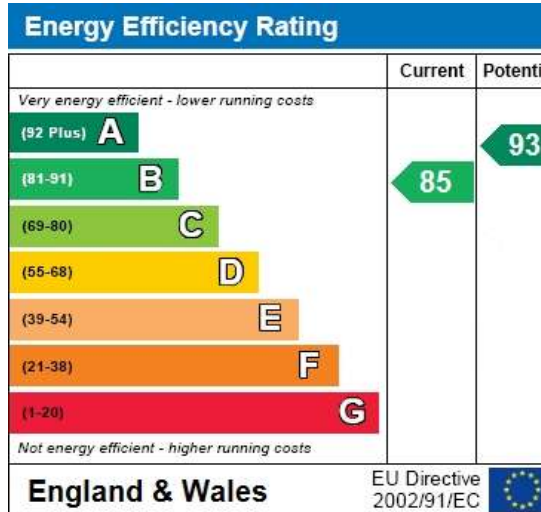


(1) Excluding balconies and terraces

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

GIRAFFE360

Scan here for more details





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

## 35 Green Lane, Bovington, Hemel Hempstead, Hertfordshire, HP3 0JZ

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? 2019

Council Tax Band Band G

This year council tax charge 3675.48

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Timber frame

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 Fibre

What parking facilities does your property have Private/driveway

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.