

35a Old Dean

Bovingdon

HP3 0EX

David
Doyle
Sales and Lettings

OIEO £240,000 Leasehold



A very spacious first floor maisonette with a generous garden situated in this sought after Bovingdon side road close to the village centre offering excellent amenities and highly regarded schooling. The property has been well maintained by the current owner and is offered in good condition throughout. The internal accommodation comprises an entrance hall with storage cupboard and stairs to the first floor arranged with a spacious hallway and doors to a bright living room and the large fitted kitchen/breakfast room with a range of wall and base units, an integrated oven and hob, coordinating work surfaces and space and plumbing for white goods. Also accessed from the hallway is the family bathroom fitted with a white suite and chrome fittings and a generous double bedroom. Externally, the property benefits from a large rear garden with fenced boundaries and a brick built shed. This rarely available property would make an ideal first time purchase or could also suit a down sizer looking to be close to the excellent facilities Bovingdon has to offer. NO UPPER CHAIN.

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.

Large One Bedroom Maisonette

Heart Of Bovingdon Village

Large Garden

Generous Fitted Kitchen/Breakfast Room

Neutral Decor Throughout

Ample Storage

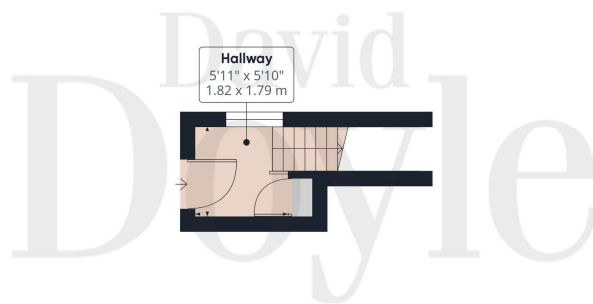
Could Be Used As Two Bedrooms If Required

No Upper Chain

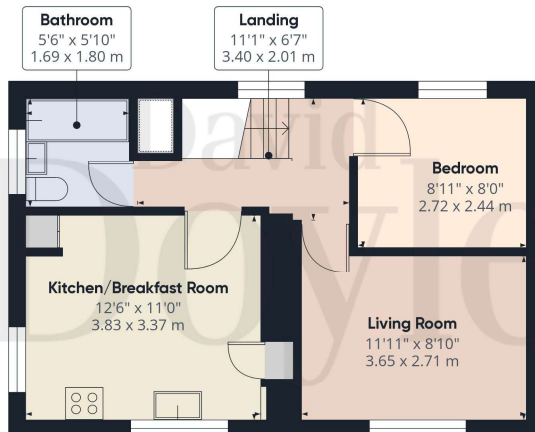
Viewing Advised

Council Tax Band B

Leasehold



Ground Floor



Floor 1

Approximate total area⁽¹⁾
458.76 ft²
42.62 m²

(1) Excluding balconies and terraces

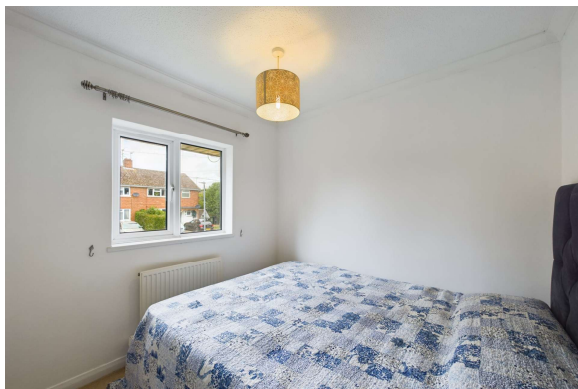
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





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

35a Old Dean, Bovington, Hemel Hempstead, Hertfordshire, HP3 0EX

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?	1960
Council Tax Band	B
This year council tax charge	1720
Tenure	Leasehold
Remaining Lease Length	95
Ground Rent	10 per annum
Service charge this year	0
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	Fibre to the property FTTP
Do you have a telephone connection?	Landline
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.