

40 Green Lane, Bovington,
Hertfordshire, HP3 0HT

David
Doyle
Sales and Lettings

Price £799,950 Freehold



Located in this highly sought sought road in the popular `Village` of Bovington is this detached and extended 5 bedroom family home that offers spacious and flexible accommodation. Green Lane is conveniently located for the Village high street with its range of local amenities and schooling.

The ground floor is arranged with a very generous lounge dining room that leads in to a spacious sitting room that offers access out to the rear garden. The kitchen has been fitted with a range of shaker style wall and floor mounted units and a useful breakfast bar area. The ground floor offers scope for annexe accommodation or a useful office or family room, this area is also fitted with a small kitchen, has a bedroom facility and access to a shower room with a down stairs cloak room.

The first floor features 4 double bedrooms with the master bedroom benefiting from an ensuite shower room, while the landing offers access to the first floor family bathroom.

To the front of the property is a driveway that offers excellent off road parking facilities while the rear garden is pleasantly private and arranged with a decked seating area, herbaceous borders and an area laid to lawn.

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.

Spacious 5 bedroom detached family home

Sought after road in the popular `Village` of Bovingdon

Generous lounge dining room

Spacious sitting room

Kitchen breakfast room

Scope for annexed accomdation with kitchen, living area, bedroom and shower room

Four first floor double bedrooms

Ensuite to the master bedroom and a first floor family bathroom

Pleasantly privates rear garden. Driveway

Viewing is a MUST

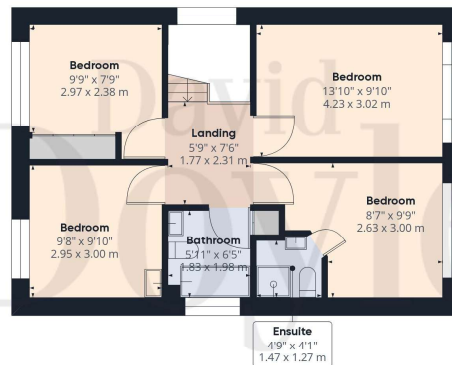
Council Tax Band F

Tenure -Freehold



Ground Floor

Approximate total area^m
1532.24 ft²
142.35 m²



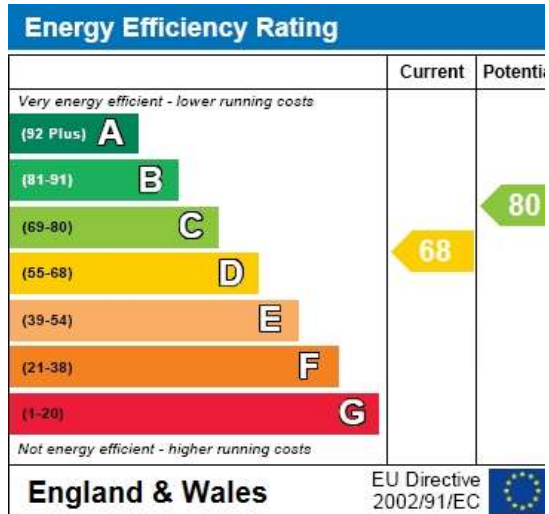
Floor 1

(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

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

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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? 70's

Council Tax Band F

This year council tax charge 3185.42

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 Cable

Do you have a telephone connection? Landline

What parking facilities does your property have Private/driveway

Please state any costs per annum for parking None

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

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