

30 Granville Dene
Bovingdon
HP3 0JE

David
Doyle
Sales and Lettings

Price £395,000 Freehold



A beautifully presented two double bedroom terraced property conveniently situated within a short walk of Bovingdon village with its selection of local shops, doctors, dentists, library and Ofsted rated outstanding primary school. The property has been significantly updated by its current owner and comprises a ground floor WC, a well planned kitchen arranged with wall and base units, integrated appliances, neutral marble effect work surfaces and a generous living/dining room with a large understairs storage cupboard and patio doors opening to the rear garden. To the first floor is a spacious landing with loft access, two bright double bedrooms, the master with fitted wardrobes and the contemporary refitted family bathroom arranged with a white suite and chrome fittings. Externally, the property benefits from a lovely landscaped south facing rear garden with patio seating areas, a shed to the gardens end and fenced boundaries. To the front of the property is a further mature garden area overlooking a communal green and the garage which is situated in a nearby block. Offered in pristine condition throughout and with benefits including gas central heating, double glazing and NO UPPER CHAIN, we highly recommend an internal viewing of this rarely available 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.

A Rarely Available Two Double Bedroom Property

Sought After Bovingdon Location

Landscaped South Facing Garden

Garage In Nearby Block

Recently Decorated With `Farrow & Ball` Paint

New Carpets & Replacement Double Glazing

Contemporary Refitted Bathroom

New Combi Boiler

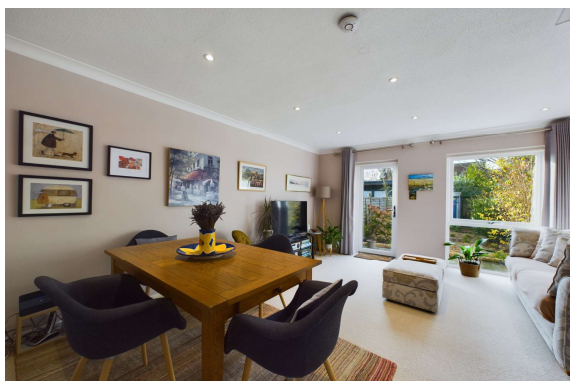
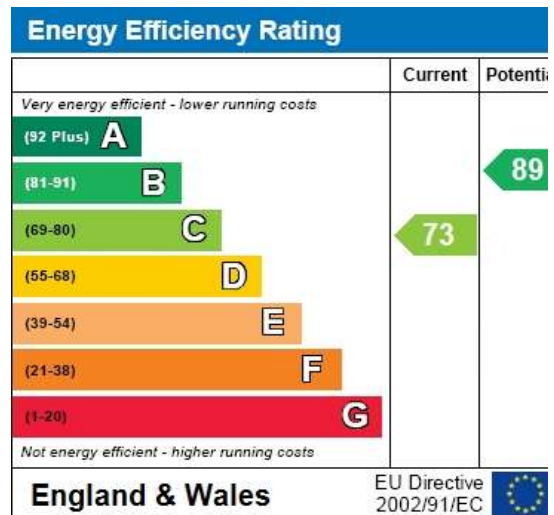
Close To Bovingdon Village & Highly Regarded Schooling

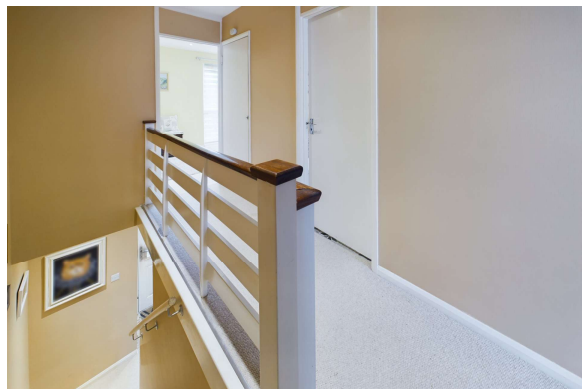
NO UPPER CHAIN

Council Tax Band C

Freehold

Scan here for more details





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

30 Granville Dene, Bovingdon, Hemel Hempstead, Hertfordshire, HP3 OJE

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? 1966

Council Tax Band I think C

This year council tax charge £1400

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 Fibre to the cabinet FTTC

Do you have a telephone connection? Landline

What parking facilities does your property have Garage

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

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.