

5 Meadowbank Close,
Bovingdon, Hertfordshire,
HP3 0FB

David
Doyle
Sales and Lettings

Price £1,200,000 Freehold



This spacious and well presented 5 bedroom detached family home is situated in this highly desirable cul de sac that is conveniently located for Bovingdon high street, local shop and amenities. The property benefits from 4 reception room, ensuite shower rooms to 2 bedrooms, a driveway that offers off road parking and a detached double garage. With the added benefit of NO UPPER CHAIN viewing is highly recommended.

The ground floor is arranged with a generous living room that offers views and access out to the rear garden, a sitting room, study and a dining room that again offering views and access out to the rear garden while also opening on to the kitchen breakfast room. The ground floor is completed with a utility room, guest cloak room and a welcoming entrance hall with stairs leading to the first floor.

The first floor features 5 bedrooms and a family bathroom. The master bedroom benefits from an ensuite shower room and has direct access to bedroom 5 and is currently used as a dressing room. Bedroom 2 also benefits from an ensuite shower room.

To the front of the property is a brick block driveway that offers excellent off road parking and access to the detached double garage that has power, lighting, eaves storage and a personal door. There is also a garden area that is mainly laid to lawn and gated side access to the rear garden.

The rear garden is pleasantly private and landscaped with a patio seating area for outside entertaining, an area laid to lawn, variegated herbaceous borders and a summer house.

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 and well presented 5 bedroom detached home in a highly desirable cul de sac

Conveniently located for Bovingdon high street

Generous living room

Sitting room. Study. Dining room

Kitchen breakfast room

Guest cloak room. Utility room

Master bedroom with an ensuite shower room and dressing room / bedroom 5

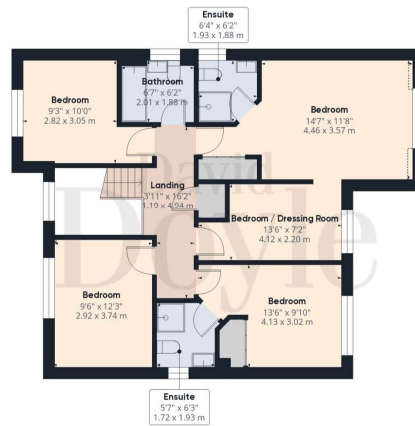
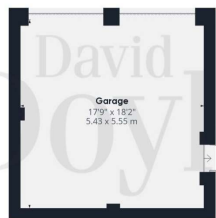
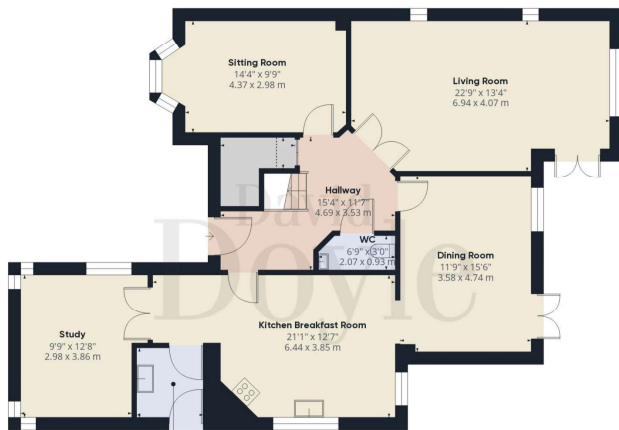
Bedroom 2 with an ensuite shower room. First floor family bathroom

Double garage. Driveway. Pleasantly private rear garden

NO UPPER CHAIN

Council Tax Band G

Tenure -Freehold



Approximate total area[®]

2358.17 ft²

219.08 m²

Reduced headroom

27.87 ft²

2.59 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

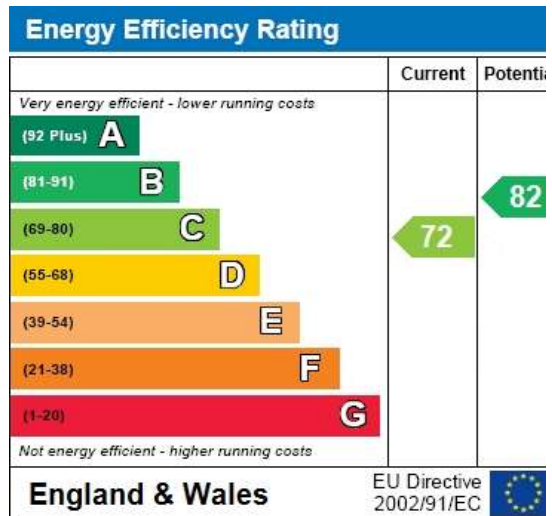


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Scan here for more details





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

5 Meadowbank Close, Bovingdon, Hemel Hempstead, Hertfordshire, HP3 0FB

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? 2005

Council Tax Band G

This year council tax charge £3857

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road Yes

Please confirm amount, frequency and details of the management company £150 p.a.

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 ADSL

Do you have a telephone connection? Landline

What parking facilities does your property have Private/driveway
Garage

Please state any costs per annum for parking N/A

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
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Is the property in a conservation area?	No
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Is the property listed?	No
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Are there any restrictive covenants?	No
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Are there any rights of way or easements?	No
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Is your property in a flood risk area?	No
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Has your property or nearby land flooded in the last 5 years?	No
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Are you aware of any planning permissions or applications in the immediate area?	No
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Does your property have any accessibility features installed?	No
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Has your property been subject to any structural movement?	No
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Is your property in the vicinity of any current or historic mining?	No
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