

5 Howard Agne Close,
Bovingdon
HP3 0EQ

David
Doyle
Sales and Lettings

Guide Price £600,000 Freehold



An Exceptional Four Bedroom End Of Terrace Family Home with Extensive Off Street Parking Facilities And A Garage Situated in This Much Sought After Bovingdon Cul De Sac close to excellent amenities, highly regarded schooling and travel links. The property has been updated and particularly well maintained by its current owners and offers spacious and flexible accommodation, ideal for a growing family and comprises a generous living/dining room, conservatory/family room, fitted kitchen with granite work surfaces and a guest WC to the ground floor, The first floor is arranged with a spacious landing, loft access, four generous bedrooms and the refitted four piece family bathroom. Externally, the rear garden is arranged with patio and lawned areas, colourful plant and shrub borders, fenced boundaries and gated side access. To the front of the property is an extensive driveway providing parking for multiple vehicles, access to the garage via an up and over door and attractive hedged and plant borders. Offered in excellent order throughout, this rarely available family home requires an internal viewing to appreciate.

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 Generous Four Bedroom Family Home

Extensive Driveway & Garage

Excellent Presentation Throughout

Generous Living/Dining Room

Conservatory/Family Room

Kitchen With Granite Work Surfaces

Refitted Contemporary Four Piece Bathroom

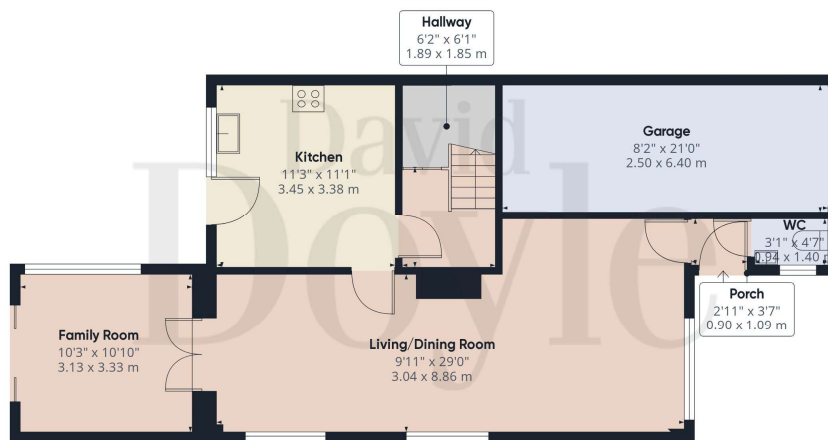
Close To Bovingdon Village With Highly Regarded Schools

Attractive Front And Rear Gardens

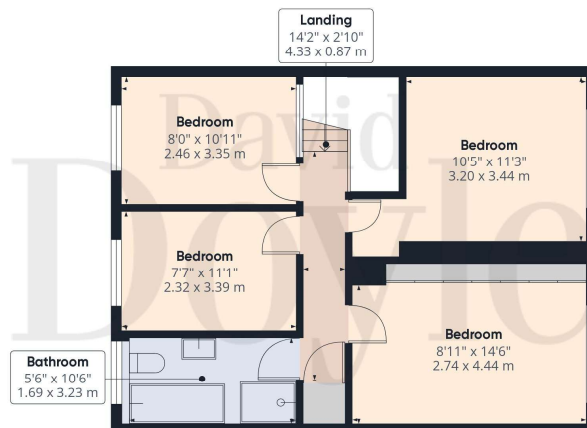
Viewing Recommended

Council Tax Band E

Freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1409.63 ft²
130.96 m²

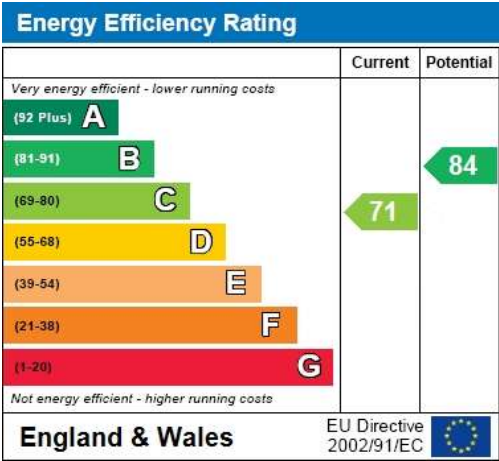
(1) Excluding balconies and terraces

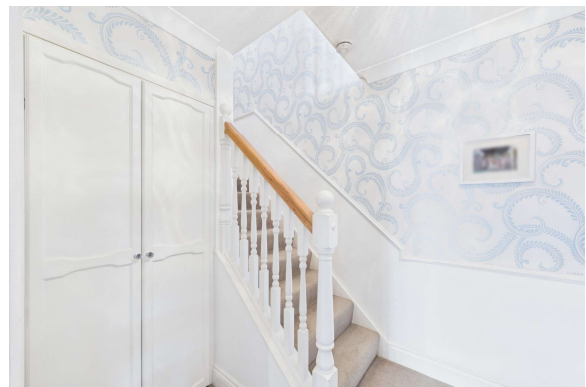
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

5 Howard Agne Close, Bovington, Hemel Hempstead, Hertfordshire, HP3 0EQ

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?	1968
Council Tax Band	E
This year council tax charge	£2828.36
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick
Roof type	Tile
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Sky
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	00.00

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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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.