

3 Lysander Close, Bovingdon,
Hemel Hempstead,
Hertfordshire, HP3 0RY

David
Doyle
Sales and Lettings

Price £550,000 Freehold



This superbly presented 3 double bedroom semi detached family home is located in this cul de sac in the sought after area of Bovingdon while being conveniently located for Bovingdon High Street, local shops, amenities and the local primary school.

The property has been much improved by the current owners and they have added solar panels and other energy efficient elements to the property. The property is arranged with a living room, kitchen breakfast room, a conservatory that serves as a dining / sitting room, a downstairs cloak room, a utility room and welcoming entrance hall with stairs leading to the first floor.

The first floor features 3 double bedrooms and a 4 piece family bathroom.

With both front and rear gardens the rear garden is pleasantly private and provides an excellent outside entertaining area. To the side of the property is a driveway that offers excellent off road parking facilities.

The property benefits from both gas central heating and electric radiators in some rooms to benefit from the solar panel when possible, air conditioning and a water softener

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.

Well presented 3 double bedroom semi detached family home

Cul de sac location

Close to Bovingdon `Village` High Street

Living room

Kitchen breakfast room

Conservatory used as a dining / sitting room

Utility. Downstairs cloak room

First floor bathroom

Front and rear gardens

Driveway offering excellent off road parking facilities

Council Tax Band D

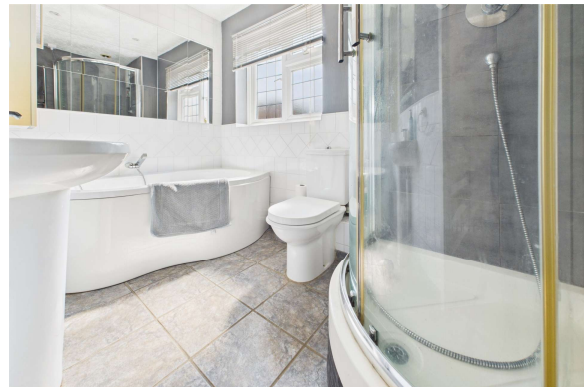
Tenure -Freehold



<p>Approximate total area⁽¹⁾</p> <p>1187 ft²</p> <p>110.4 m²</p>	<p>Reduced headroom</p> <p>28 ft²</p> <p>2.6 m²</p>
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CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

3 Lysander Close, Bovington, Hemel Hempstead, Hertfordshire, HP3 ORY

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? 1985

Council Tax Band D

This year council tax charge 2314

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? Solar Panels

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Mains Supply

Is your heating gas to radiator heating? Gas & Electric

How is your broadband supplied ADSL

Do you have a telephone connection? None

What parking facilities does your property have Private/driveway
Residents parking bays next to property

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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