



**Granville Dene
Bovingdon, HP3 0JE
£425,000**

1st Choice Properties are pleased to offer for sale this well presented three bedroom property which is 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 benefits from a ground floor WC, spacious accommodation to include a home office within the garden. the accommodation comprises, entrance hall, cloakroom, lounge/diner kitchen , home /office , three bedrooms, bathroom gardens and garage . To avoid disappointment we strongly advise an early inspection.

Entrance

Part glazed entrance door leading to :

Porch

Terracotta tiled floor, pine clad ceiling, door to bin and meter cupboard, Upvc door to:

Entrance Hall

Karndean flooring, stairs to first floor living accommodation, radiator, doors to:

W.C



two piece suite comprising of Low level hidden cistern, wall mounted wash hand basin, ceramic tiled surround, radiator, karndene flooring, window to side aspect.

Lounge/ Diner

15'5" x 14'7" (4.72m x 4.46m)



Karndean Flooring, two radiators, low voltage spot lights , coving to textured ceiling, under stairs storage cupboard, double glazed sliding patio doors to garden.

Kitchen

8'7" x 11'3" (2.63m x 3.44m)



Fitted with a range of high gloss white base and wall mounted units with work tops over, single drainer, single bowl stainless steel sink unit, mono block mixer tap, ceramic tiled surround., plumbing for automatic washing machine, integrated Neff dishwasher, four ring gas hob with extractor hood over, built-in double electric oven, space for fridge/freezer, Karndean flooring, low voltage spot lights and double glazed window to rear front .

First Floor Landing

Fitted carpet, access to loft space, airing cupboard housing gas boiler serving heating and hot water system. access to loft space, coving to textured ceiling, doors to all room.

Main Bedroom

8'9" x 14'8" (2.69m x 4.49m)



Fitted with a range of built-in wardrobes providing hanging clothes rail and shelving. fitted carpet , radiator , coving to textured ceiling double glazed window to rear aspect.

Bedroom 2

8'9" x 11'1" (2.69m x 3.40m)



Fitted with a range of built-in wardrobes providing hanging clothes rail and shelving, fitted carpet, double panel radiator, coving to textured ceiling double glazed window to front aspect.

Bedroom 3

6'2" x 7'9" (1.89m x 2.37m)



Fitted carpet, radiator, coving to textured ceiling double glazed window to rear aspect.

Bathroom



Fitted white three piece suite comprising of panel bath with power shower over, folding glass screen, pedestal wash hand basin, low level wc, ceramic tiled surround and floor, heated towel rail, obscure double glazed window to the front aspect.

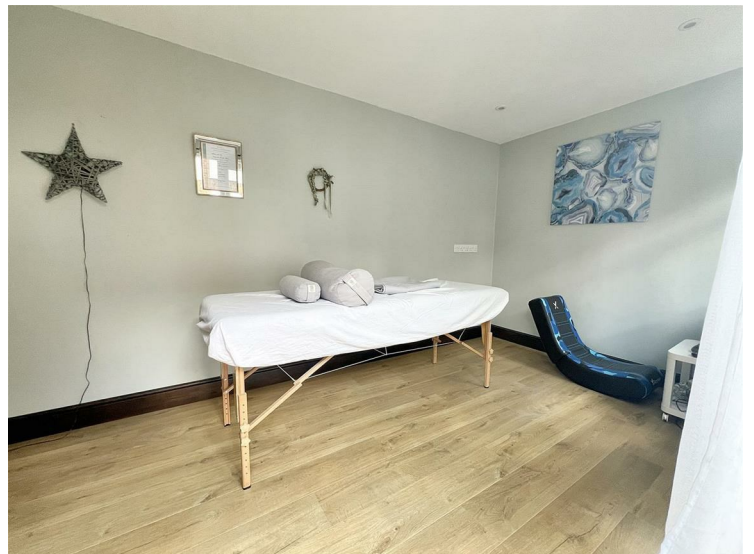
Rear Garden



Laid patio, with path to home office, artificial grass, enclosed by panel fencing.

Home Office

14'2" x 7'3" (4.34m x 2.22m)



Double glazed and insulated, laminate flooring power and light, ideal home office.

Front Garden

Open planned laid to lawn, path leading to front door

Garage

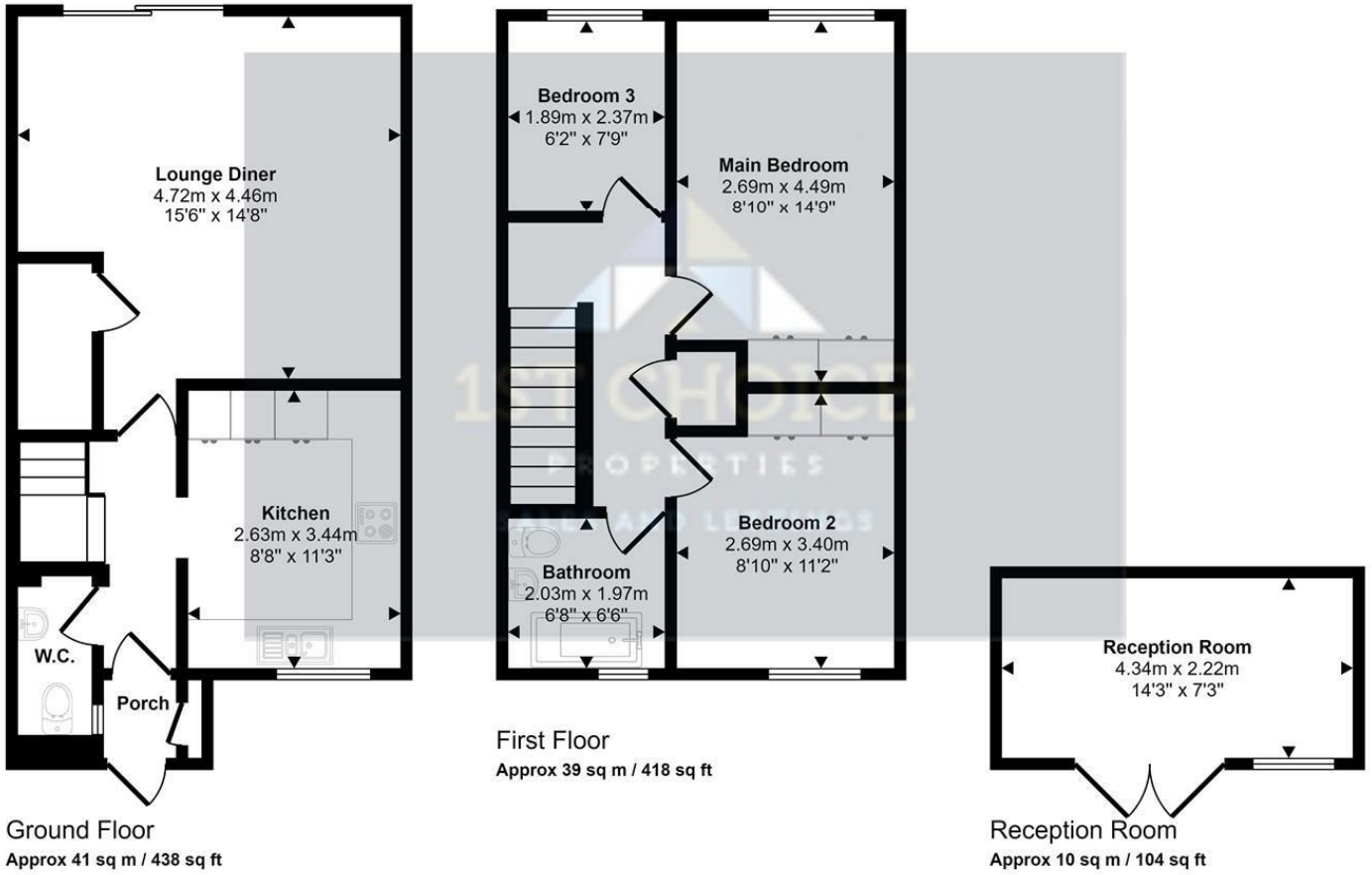
17'4" x 8'2" (5.3m x 2.50m)



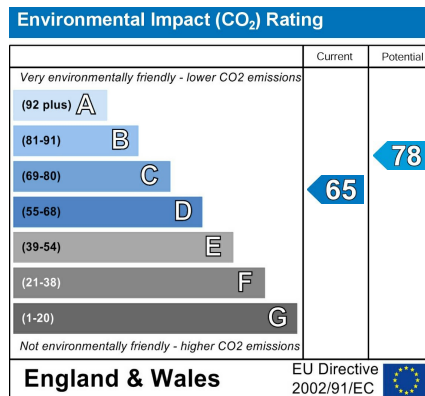
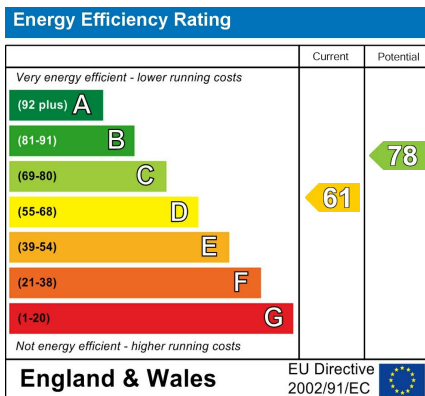
In Nearby block, up and over door.



Approx Gross Internal Area
89 sq m / 960 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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