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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...





# Bovingdon

OFFERS IN EXCESS OF

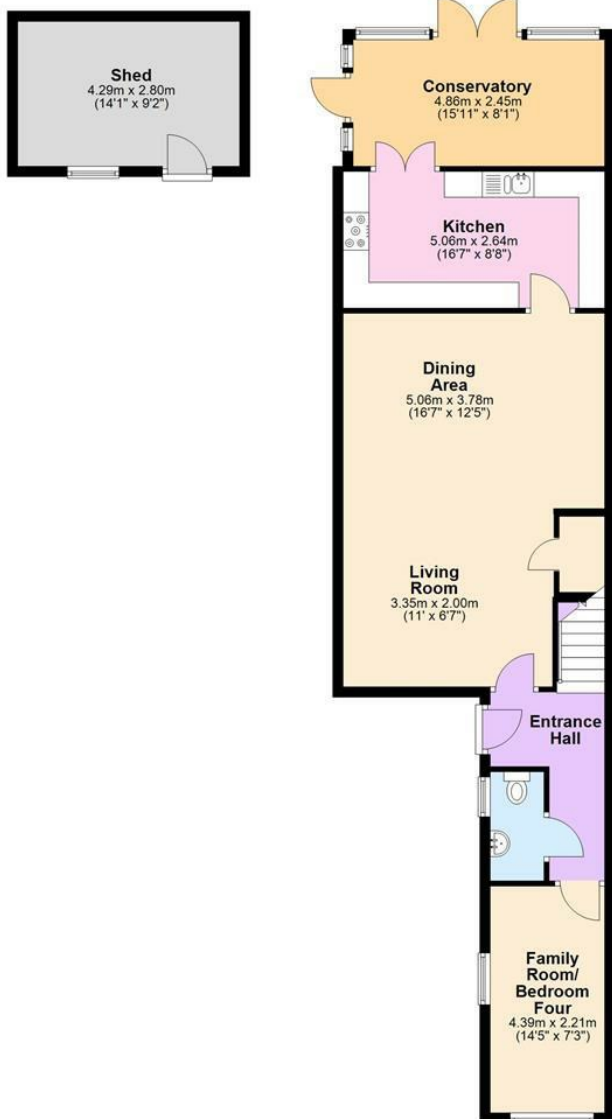
£550,000

Positioned at the end of a favoured cul-de-sac off Green Lane and presented in excellent decorative order. A flexible 3/4 bedroom family home which boasts a driveway to the front, Westerly facing garden to the rear and open plan living/dining room. Early enquiries recommended.



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**Ground Floor**  
Approx. 93.4 sq. metres (1005.1 sq. feet)

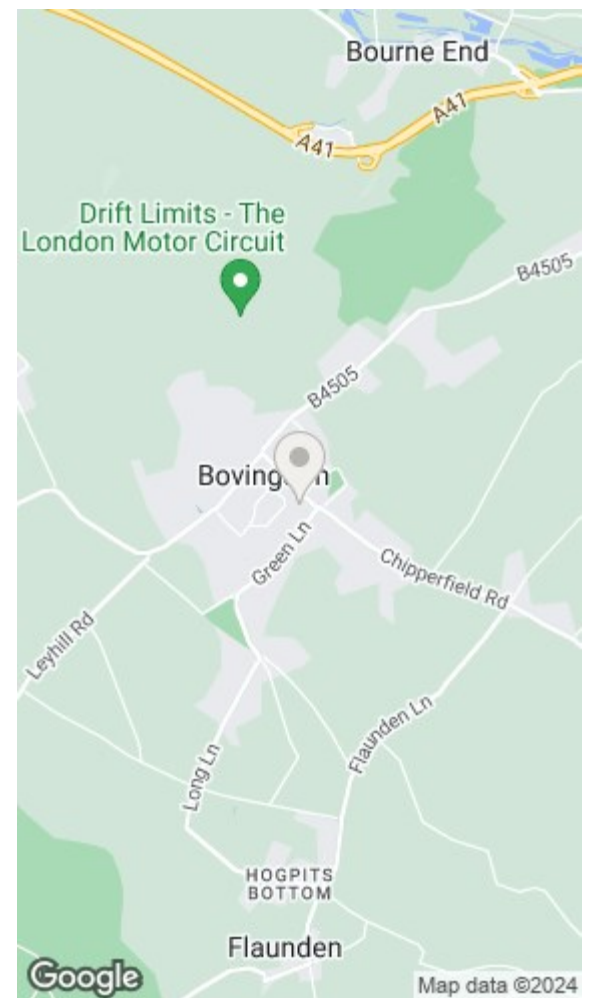


**First Floor**  
Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 130.8 sq. metres (1407.5 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	81	EU Directive 2002/91/EC	
England & Wales		England & Wales	





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A good size family home in a prime location with exceptionally flexible accommodation.



**Ground Floor**  
The front door opens to an entrance hall which has stairs rising to the first floor and doors opening to the cloakroom with fitted two piece suite, family room/ ground floor fourth bedroom and to the wonderful open plan living/dining room. The living area also benefits from a full height walk in under-stairs storage cupboard and from the dining area a door opens directly to the kitchen which has been fitted with a range of base and eye level units and leads directly to the conservatory.

**First Floor**  
The landing area has a number of overhead cupboard and doors opening to all three bedrooms and to the family bathroom which is fitted with a white three piece suite comprising panelled bath with shower attachment and screen over. The main bedroom which is positioned at the rear of the property also boasts a range of high quality fitted wardrobes providing ample hanging and storage space.

**Outside**  
To the front of the property is an ample driveway proving excellent parking spaces and leads to a side pedestrian gate with a pathway leading to the rear garden. With a flagstone patio directly to the rear of the house the main part of the garden is laid to lawn and enclosed with fencing with raised hardstanding at the rear where there is a good size timber framed garden shed.

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**The Location**

Bovingdon is a pretty village with a fine range of amenities to include shops, a library, churches, restaurants, pubs, a nursery, a doctor's and a dentist's surgery as well as infant and junior schools. For more comprehensive shopping requirements, the towns of Berkhamsted, Hemel Hempstead and Watford are nearby. The main line to London/Euston is approximately 36 minutes (fast train from Hemel Hempstead station). The A41 connects to the M25 providing access to the national motorway network and airports.

Locally there is an abundance of sporting activities available with several golf courses and scope for walking and riding. Champneys health resort in Tring and the exclusive Grove Country Club in Watford are close to hand and offer exercise facilities, relaxation and spa therapies. The area is well served for private and state schools, including Berkhamsted and Watford Grammar schools.

**Agents Information For Buyers**

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principle.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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