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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

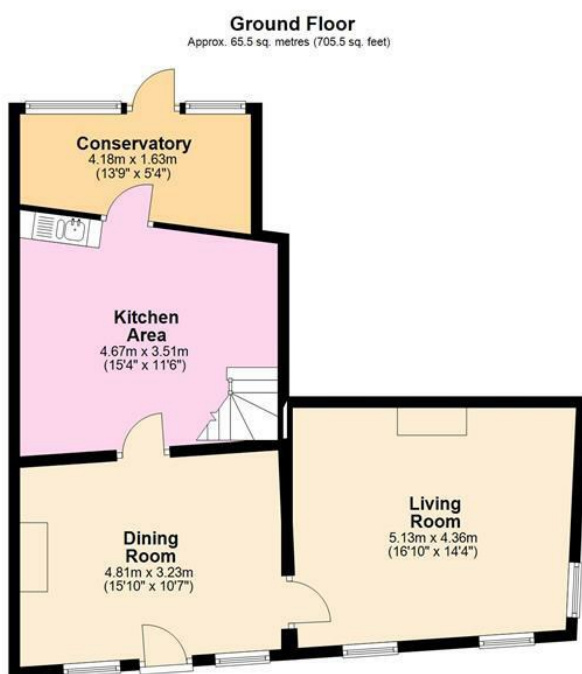
PRICE GUIDE

£700,000

A once in a lifetime chance to purchase this centrally located period home in the heart of Bovingdon village. Offered for sale with vacant possession and no upper chain the property boast a wealth of features to include exposed timber beams, fireplaces and quarry tiled flooring.

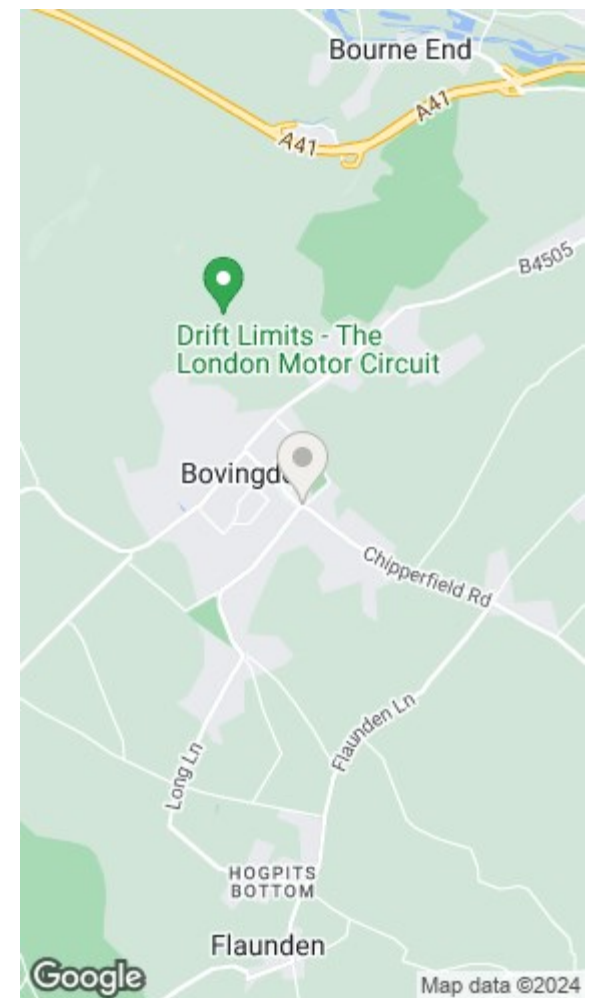


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Total area: approx. 125.0 sq. metres (1345.6 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



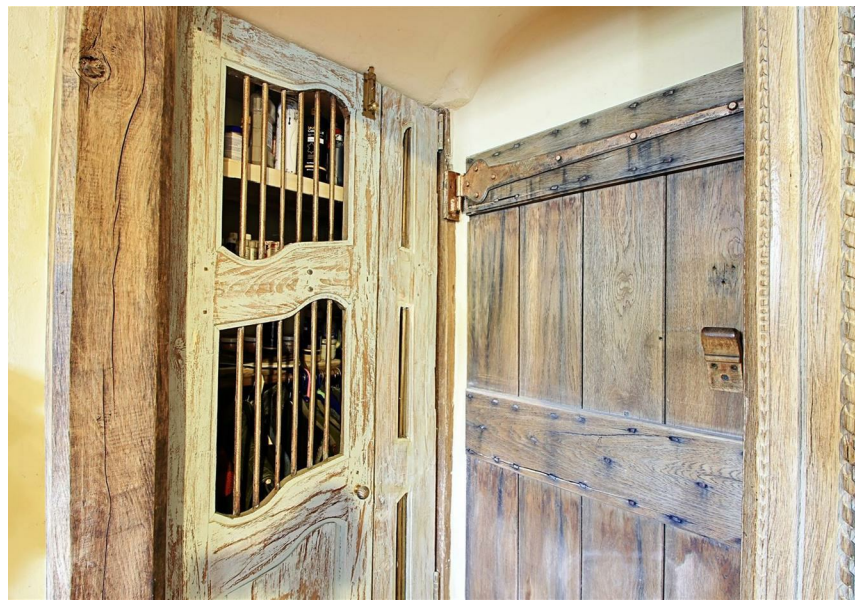
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Boasting a wealth of character features to include timber beams, fireplaces and quarry tiled flooring.



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Ground Floor

An imposing solid timber front door opens to the dining hall which has an open grate fireplace with reclaimed feature surround and solid wood herringbone flooring. From here a door opens directly to the kitchen which has a door to a useful 'lean to' and a door opening to the main reception room which is dial aspect with a window to the front and one to the side with open grate fireplace and cast iron wood burning stove inset.

First Floor

Rising to the first floor landing there are doors opening to all three double bedrooms and to the stunning bathroom which has a feature high level wc and claw foot bath in addition to a separate shower cubicle.

Outside

The private and fully enclosed courtyard garden is laid to quarry tiles and has a gate opening to the rear access. The rear garden is the ideal place to entertain family and friends yet is also very low maintenance making it ideal for anyone looking for the perfect lock up and leave property.

The Location

Bovingdon is a pretty village with a fine range of amenities to include a number of shops, including a Tesco Metro, a post office, a library, a hardware store, Simmonds bakery, butcheries, 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, Chesham Grammar School 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 and a utility bill.

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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