





**Offers in Excess of
£400,000**

For the first time in 40 years, this much-loved two-bedroom end-of-terrace home is coming to the market, offering a fantastic opportunity to make your own mark on a property in this popular Bovingdon location. Offering generously sized accommodation, the property comprises two good-sized bedrooms, a spacious living area, kitchen, family bathroom and the added convenience of a downstairs WC. Outside, the property benefits from a good-sized garden, providing plenty of space for outdoor living, entertaining and enjoying the warmer months. There is also the valuable benefit of two allocated parking spaces. With its excellent proportions and desirable end-of-terrace position, the property offers great potential for modernisation, allowing the new owner to create a home perfectly suited to their own taste and lifestyle.

Property Description

ENTRANCE HALL

Door to kitchen, door to lounge/diner, door to downstairs w.c, radiator, stairs rising to first floor.

LOUNGE/DINER

Double glazed doors to rear garden. Two radiators.

DOWNSTAIRS W.C

Low level w.c, hand wash basin, spotlights, electric heater.

KITCHEN

Double glazed window to front aspect. Fitted with a range of floor and wall mounted units, gas hob with extractor, space for washing machine, space for dishwasher, sliding door, radiator, one and half bowl sink with drainer, space for a fridge freezer, boiler.

LANDING

Doors to bedrooms, bathroom, storage cupboard, access to loft.

BEDROOM ONE

Double glazed window to rear aspect. Built in wardrobes, radiator.

BEDROOM TWO

Double glazed window to front aspect. Over the stairs storage, radiator.

BATHROOM

Frosted double glazed window to side aspect. Hand wash basin, spotlights, low level w.c, radiator, shaver point, part tiled walls, shower cubical.

OUTSIDE

PARKING

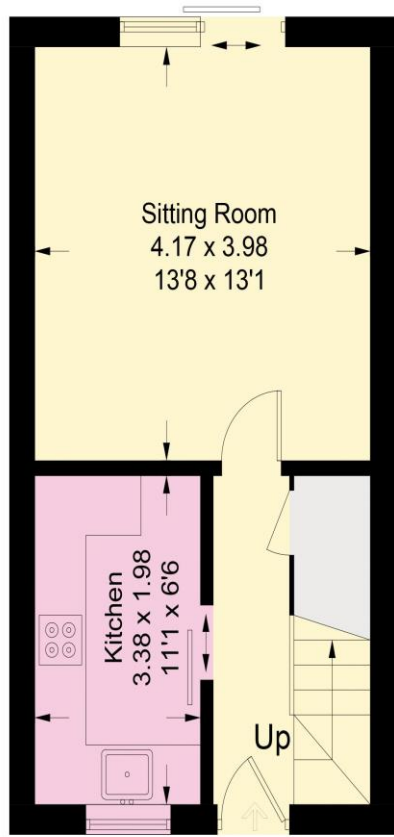
Two spaces.

FRONT GARDEN

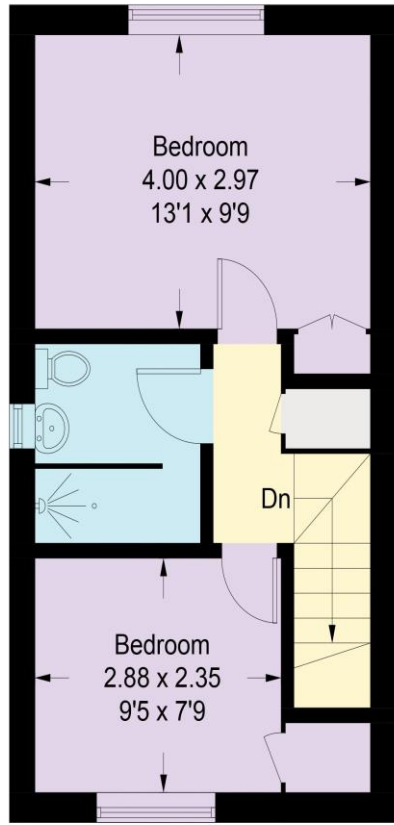
Side access gated, patio path with lawn either side.

REAR GARDEN

Water tap, patio sitting area, path leading down to back gate, two sheds, lawn either side, side access.



Ground Floor



First Floor



Oak View

Approximate Total Area
649 sq ft / 60.3 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1329001)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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