



## Mitchell Close, Bovingdon

Offers in Region of £450,000

proffitt  
& holt





## Mitchell Close

Bovingdon, Hemel Hempstead

Proffitt and Holt are delighted to offer to the market this three bedroom semi detached family home in the highly sought after village of Bovingdon.

Located on a quiet no through road this property is being brought to the market with NO UPPER CHAIN.

Internally, the property comprises entrance hall, guest WC, living room, dining room and kitchen to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally, the property enjoys parking to the front for up two vehicles, whilst to the rear, the garden is low maintenance, being mainly laid to lawn and also boasting a paved patio area - ideal for entertaining.

To fully appreciate what this property offers, please contact leading local agent Proffitt and Holt.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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Situated in an enviable location, this property is ideally located within easy reach of a range of exceptional schooling options. Whether it be the nearby village primary school, renowned preparatory schools, or prestigious private and grammar secondary schools, families can rest assured that quality education is at their doorstep. Bovingdon Village is within walking distance and offers a unique blend of rural tranquility and modern convenience. Steeped in history and nestled amidst rolling countryside, Bovingdon Village boasts shops, traditional pubs, and a vibrant community spirit. Enjoy leisurely walks along scenic footpaths or simply immerse yourself in the warmth of village life. With easy access to nearby amenities and excellent transport links, including proximity to major motorways and rail connections, residents of West Winds enjoy the perfect balance of rural retreat and urban accessibility. Escape the ordinary and create unforgettable memories in this exceptional property.



- Three Bedrooms
- Semi Detached
- NO UPPER CHAIN
- Ground Floor Guest WC
- Quiet No Through Road
- Bovingdon
- Driveway Parking
- Private Garden





***For broadband and mobile speeds see:***

***<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>***

## **General Information**

### **Services**

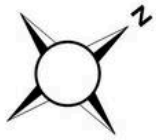
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

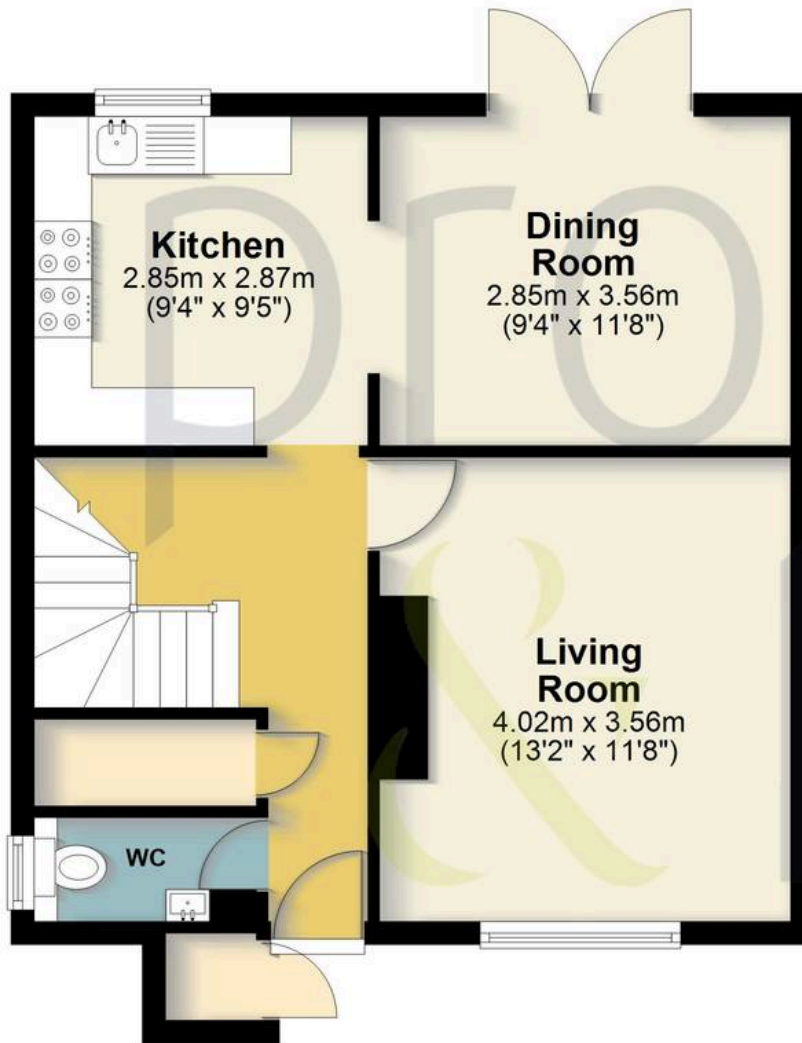






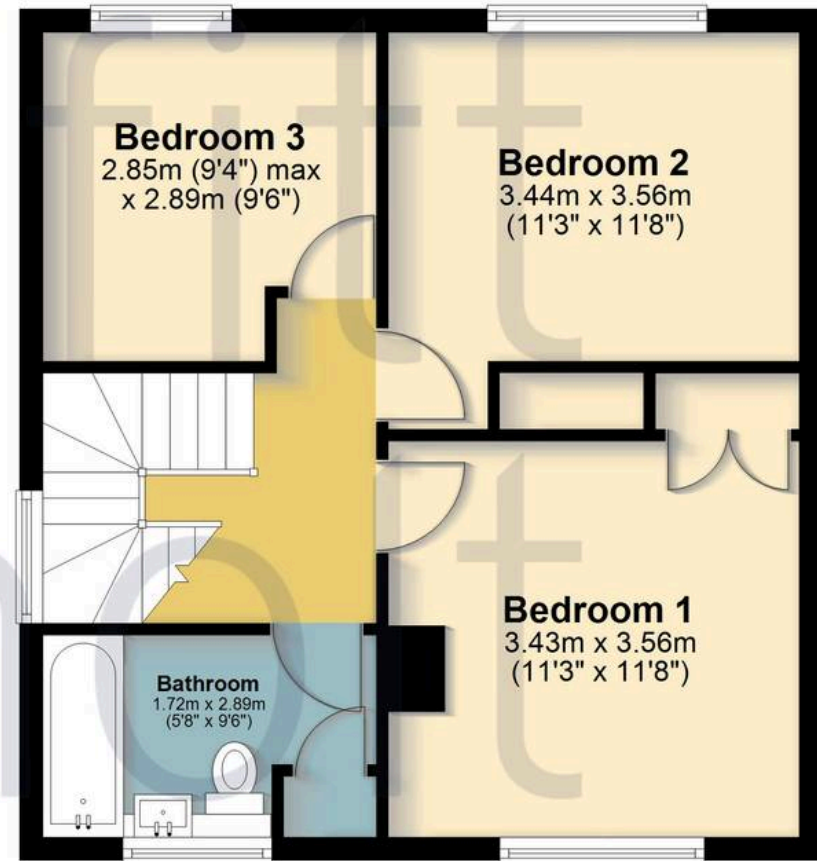
## Ground Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



## First Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



Total area: approx. 91.8 sq. metres (988.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





# Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • [strlangleys@proffitt-holt.co.uk](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

