



**St. Lawrence Close, Bovingdon, HP3 0LS**  
Asking price £450,000

**Sears & Co**  
estate & letting agents

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A well proportioned three bedroom end of terrace family home that would benefit from some modernisation, situated in this popular position on St Lawrence Close in the Hertfordshire village of Bovingdon, offering potential to extend subject to the necessary permissions.

Accommodation includes an entrance porch, entrance hallway, dual aspect living/dining room, kitchen/breakfast room, useful utility room, three well proportioned bedrooms, shower room and a separate w/c.

Externally the property further benefits from an area of front garden and a well maintained private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange your viewing.

### Entrance Porch

Double glazed sliding door. Wooden door to the entrance hallway.

### Entrance Hallway

Radiator. Stairs rising to the first floor accommodation. Access to the kitchen and living/dining room.

### Living/Dining Room

Two double glazed windows. Two radiators. Feature fireplace. Access to the kitchen.

### Kitchen

Two double glazed windows. Fitted with a range of eye and base level units with work surfaces over. Space for a low level fridge freezer and oven. Stainless steel sink with drainer unit and mixer tap. Partially tiled walls. Vinyl flooring. Radiator. Two storage cupboards. Access to the utility room.

### Utility Room

Double glazed window. Double glazed door to the side aspect. Fitted storage units. Space for a low level fridge/freezer. Radiator. Vinyl flooring.

### First Floor Landing

Double glazed window. Storage cupboard. Access to the w/c, shower room and all bedrooms.

### Bedroom

Double glazed window. Radiator. Storage cupboard. Access to the loft.

### Bedroom

Double glazed window. Radiator. Storage cupboard

### Bedroom

Double glazed window. Radiator. Built in wardrobes.

### Shower Room

Double glazed window. Fitted with a corner shower enclosure with shower over and a wall mounted wash hand basin. Tiled walls. Radiator.

### W/C

Double glazed window. Low level w/c. Radiator.

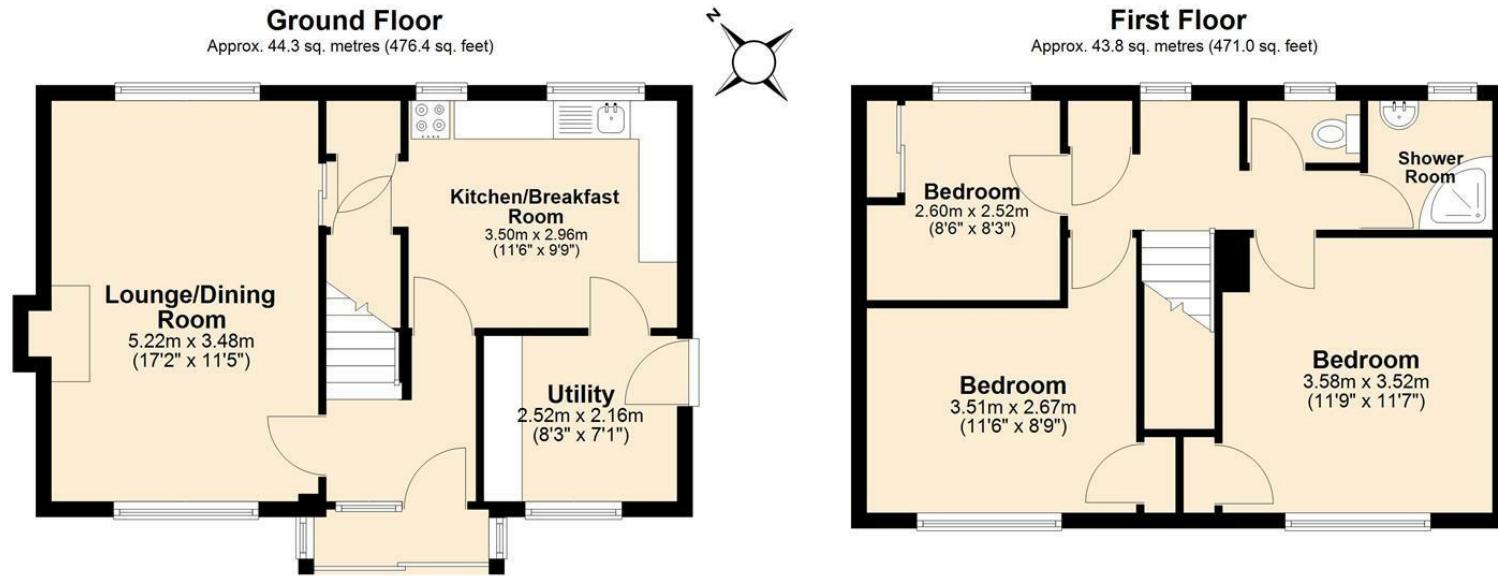
### To The Front

An area of front garden laid with lawn. Enclosed by a mixture of low level brick wall and timber panel fencing. Gated side access. Outside light. Pathway to the front door.

### To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by timber panel fencing. Planted borders. Hedging. Outside tap. Gated side access.





Total area: approx. 88.0 sq. metres (947.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright

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