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Boyingdon

PRICE GUIDE £495,000

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Bovingdon

PRICE GUIDE

£495,000

An unusually spacious and indulgent two bedroom, two bathroom house, with garage in a quiet cul-de-sac in the heart of Bovingdon Village. The property has been extensively extended and features a bright south-west facing garden backing onto open countryside.

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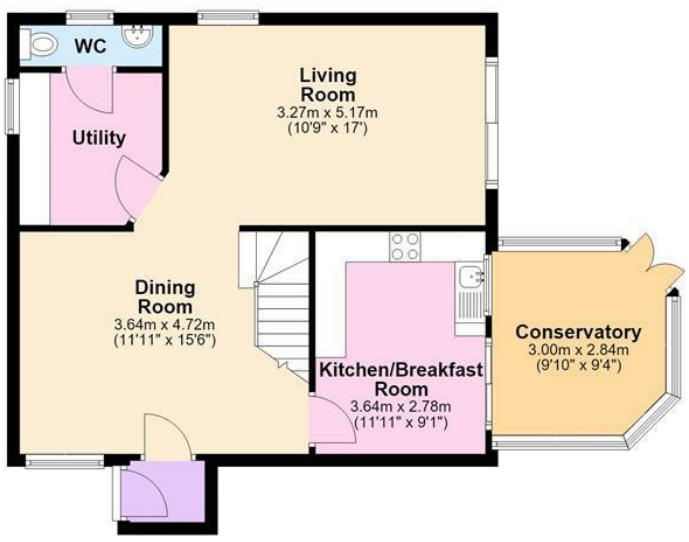
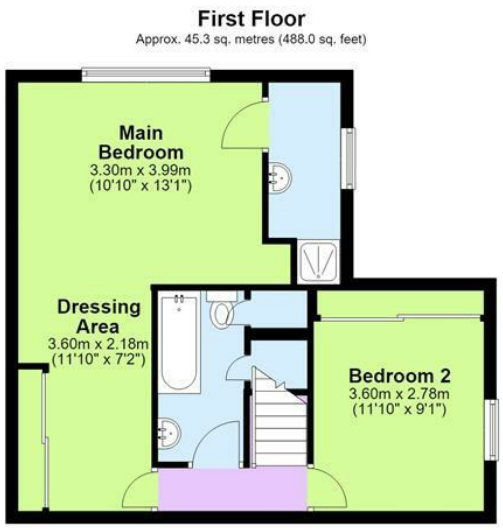
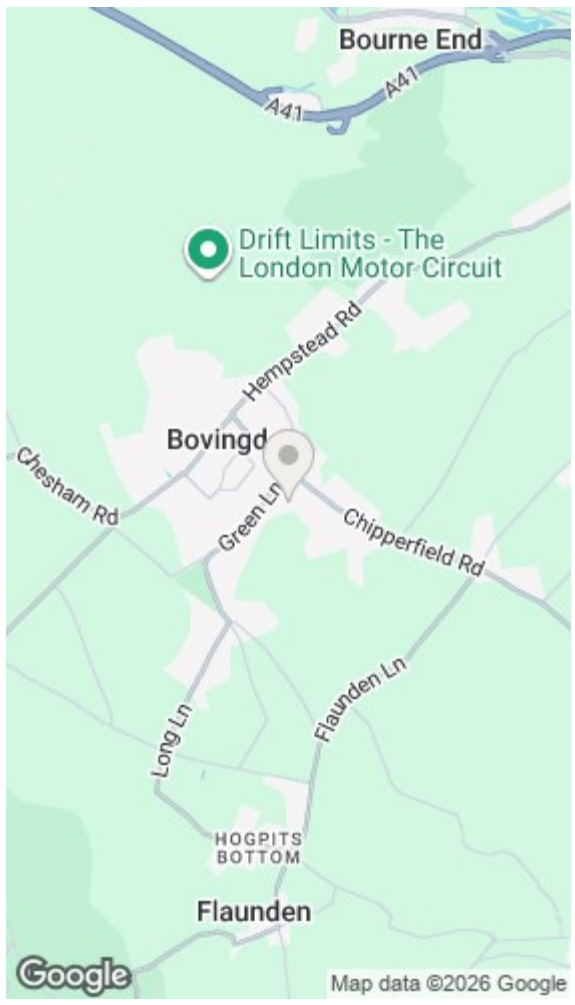
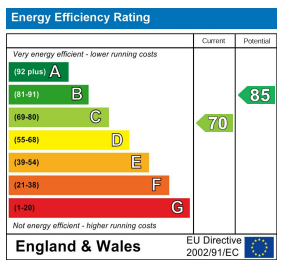
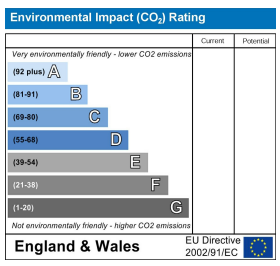




Total area: approx. 108.3 sq. metres (1166.0 sq. feet)







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An exceptionally spacious two bedroom home in a tucked away cul-de-sac location in this popular village.

Ground floor
Entered via a useful porch, leading into a spacious dining room. This leads onto a generous sized reception room with access to the garden via sliding patio doors. A recently fitted kitchen, which in turn leads to a bright conservatory and a second door to the garden. A guest WC and utility room make this a very convenient and well-planned home.

First floor
A commodious master bedroom suite with a range of fitted wardrobes with fabulous views across open countryside, leading to a modern en-suite shower room. A second double bedroom with wardrobes. A modern, well fitted bathroom.

Outside
A generous sized and unusually bright south-west facing garden, with a range of shrubs and perennials and with a patio ideal for al fresco dining.

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.