



## Howard Agne Close, Bovingdon

Offers Over £550,000



## Howard Agne Close

Bovingdon, Hemel Hempstead



Situated in a highly sought-after residential location just moments from Bovingdon High Street, this beautifully presented and generously proportioned four-bedroom family home offers excellent accommodation arranged over two floors, perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hall, a bright and spacious living/dining room ideal for both everyday living and entertaining, a well-appointed kitchen and an additional reception room providing flexibility as a family room, playroom or home office. A convenient cloakroom completes the ground floor accommodation. Upstairs, the property offers four well-proportioned bedrooms and a modern family bathroom, providing ample space for growing families and those requiring versatile living arrangements. Externally, the property benefits from an integral garage and driveway parking, while the rear garden offers an excellent space for outdoor relaxation and entertaining.

Ideally positioned within easy walking distance of the highly regarded local primary school, Bovingdon High Street's range of shops, cafés and amenities, the property also benefits from excellent transport links to Hemel Hempstead, Watford and surrounding areas.

Combining generous living space, a convenient village location and excellent family-friendly accommodation, this superb home presents an outstanding opportunity for purchasers seeking the perfect balance of village charm and modern convenience.



## Howard Agne Close

Bovingdon, Hemel Hempstead



Bovingdon village centre has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities; the larger town of Hemel Hempstead is within a drive of approximately three miles.

For the commuter, both Kings Langley and Hemel Hempstead mainline stations provide services into London, Euston and Junction 20 of the M25 is a drive of approximately five miles.

- A Spacious Family Home
- Four Bedrooms
- Modern Fitted Kitchen
- Two Spacious Reception Rooms
- Downstairs Cloakroom
- Driveway Parking For Up To Four Cars
- Integral Garage
- Enclosed Rear Garden
- Located Close to Bovingdon Village High Street





## General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: D

Council Tax Band: E

Tenure: Freehold

## Services

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

For broadband and mobile speeds see:

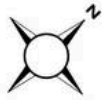
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## Fixtures and Fittings

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

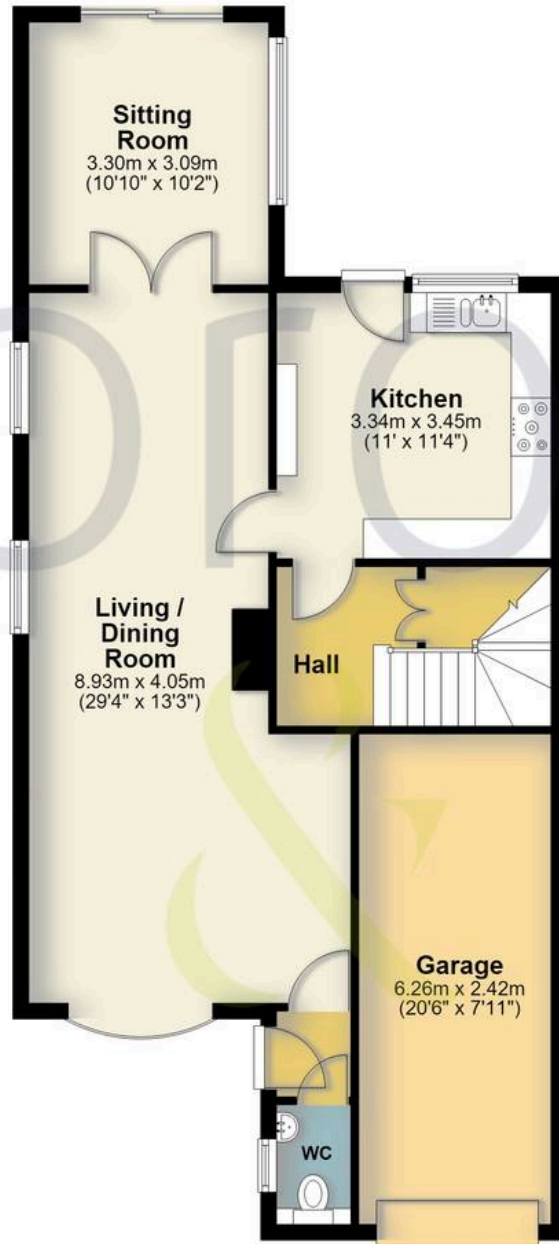






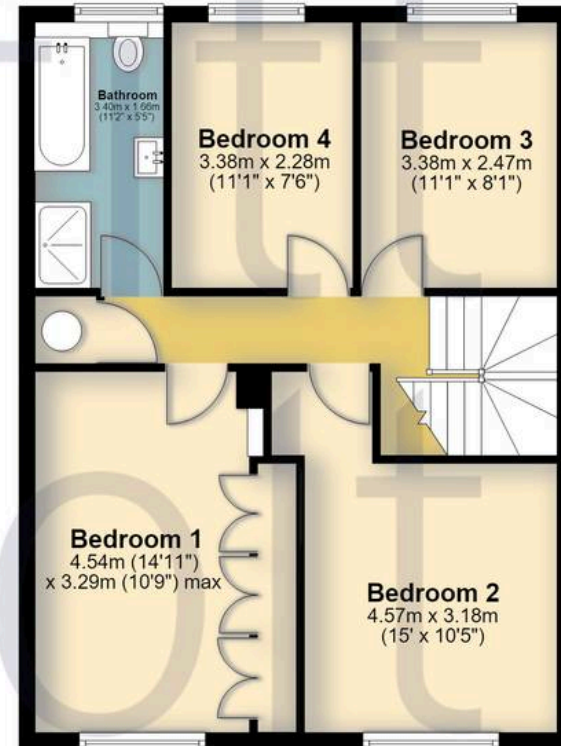
### Ground Floor

Approx. 79.2 sq. metres (852.3 sq. feet)



### First Floor

Approx. 59.1 sq. metres (636.0 sq. feet)



Total area: approx. 138.3 sq. metres (1488.3 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

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