



Homefield, Bovingdon

Guide Price £825,000

proffitt
& holt





Homefield

Bovingdon, Hemel Hempstead



Proffitt and Holt are delighted to offer to the market this immaculate and rarely available four bedroom semi detached family home located in a quiet no through road within walking distance of Bovingdon High Street and all its local amenities.

This property has been tastefully modernised by the current vendors and offers generous accommodation set over two stories.

Internally, the property comprises entrance hall, downstairs guest WC, living room, dining room, and a beautifully re designed and bespoke kitchen with doors out to the rear garden. Also to the ground floor the property boasts a utility room. To the first floor there are four well proportioned bedrooms (master with en suite) and a separate family bathroom.

Externally, the property excels with an integral garage and ample parking available to the front via a generous paved driveway. To the rear the property boasts a mature, well established, low maintenance and private garden which is mainly laid to lawn with the addition of a paved patio seating area directly to the rear - ideal for entertaining.

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



Homefield

Bovingdon, Hemel Hempstead

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

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

- Four Bedrooms
- Semi Detached
- Quiet No Through Road
- Garage
- Utility Room
- En-Suite To Master Bedroom
- Downstairs Guest WC
- Sought After Location





General Information

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

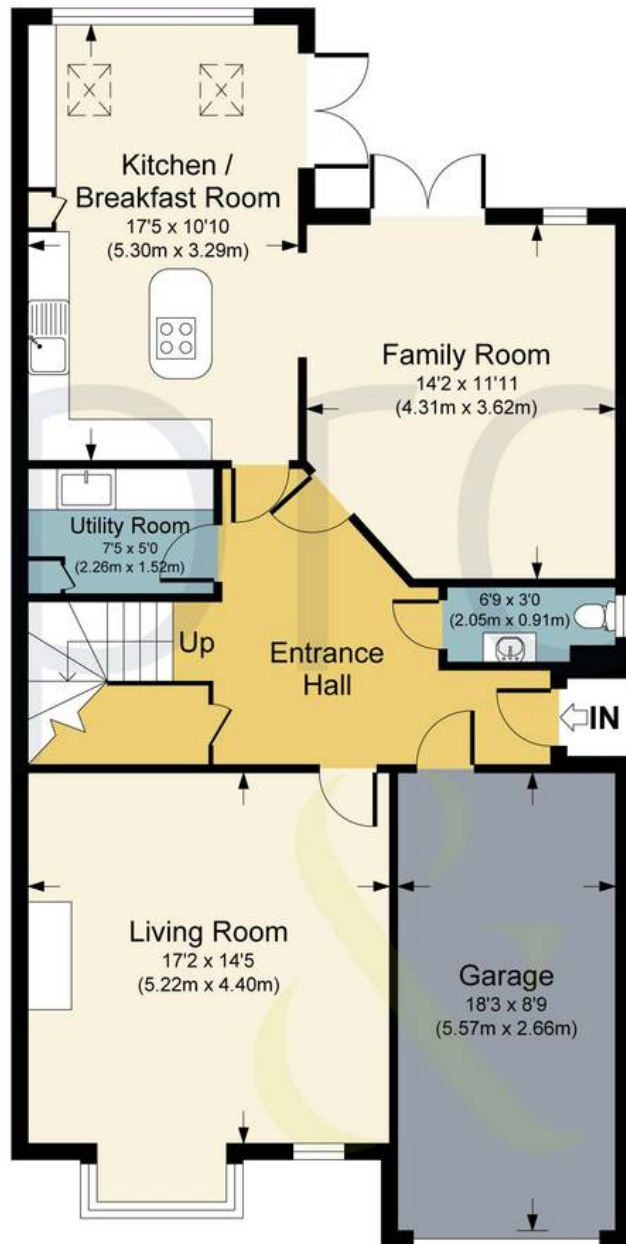
For broadband and mobile speeds see;
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

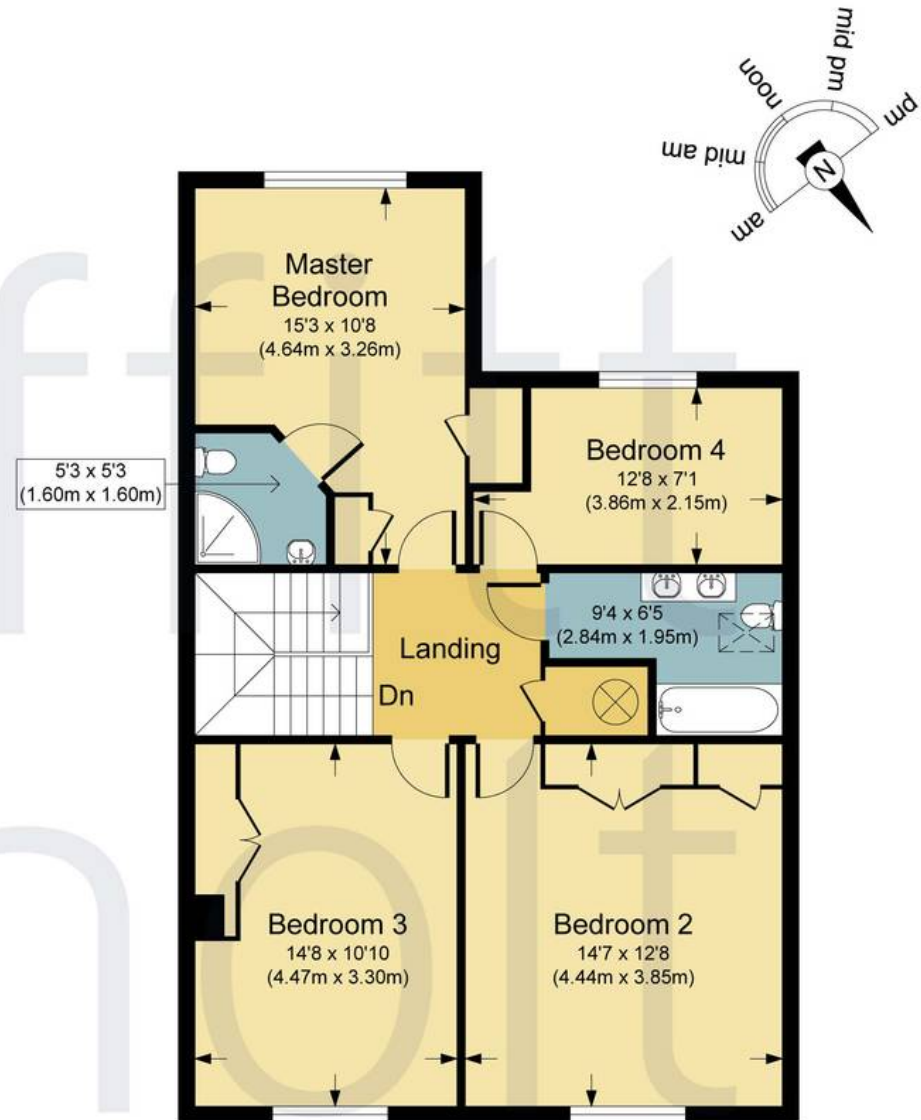
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor

HOMEFIELD, HP3

APPROX. GROSS INTERNAL FLOOR AREA 1736.0 SQ FT / 161.28 SQ M. INC. GARAGE

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