



Granville Dene, Bovingdon

In Excess of £400,000

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& holt





Granville Dene



Bovingdon, Hemel Hempstead

A beautifully renovated two-bedroom home, situated in a quiet cul-de-sac within easy walking distance of Bovingdon High Street and offered for sale with no upper chain.

The property has been renovated throughout by the current owners, creating a stylish and contemporary home that is ready to move straight into. The accommodation is well suited to first-time buyers, downsizers or investors alike.

The ground floor features a tastefully refitted kitchen, designed with traditional shaker style fronts and quartz worktops. To the rear of the house sits a spacious living/dining room with ample storage and sliding patio doors that flow straight out to the rear garden. An entrance hall and downstairs W/C add further convenience.

Upstairs, there are two generous double bedrooms, alongside a beautifully refitted family bathroom which has been finished to a high standard.

Externally, the property benefits from an established rear garden with side access that leads to the front of the house. The rear garden provides a pleasant outdoor space with scope for entertaining and relaxation. There is also a garage located in a nearby block, providing useful additional storage and secure parking.

Positioned within a quiet cul-de-sac, the property is ideally located for access to the amenities of Bovingdon High Street, which is just a short walk away and offers a selection of shops, cafés, pubs and everyday facilities.

Offered to the market with no upper chain, this is an excellent opportunity to acquire a beautifully renovated home in a popular village location.



Granville Dene

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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No Upper Chain
- Renovated Throughout
- Downstairs W/C
- Tastefully Refitted Kitchen And Bathroom
- Spacious Living/Dining Room
- Garage In A Block
- Established Rear Garden
- Quiet Cul-De-Sac
- Short Walk To Bovingdon High Street
- 2 Double Bedrooms





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: D

Council Tax Band: D

Tenure: Freehold

Services

For broadband and mobile speeds see:

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

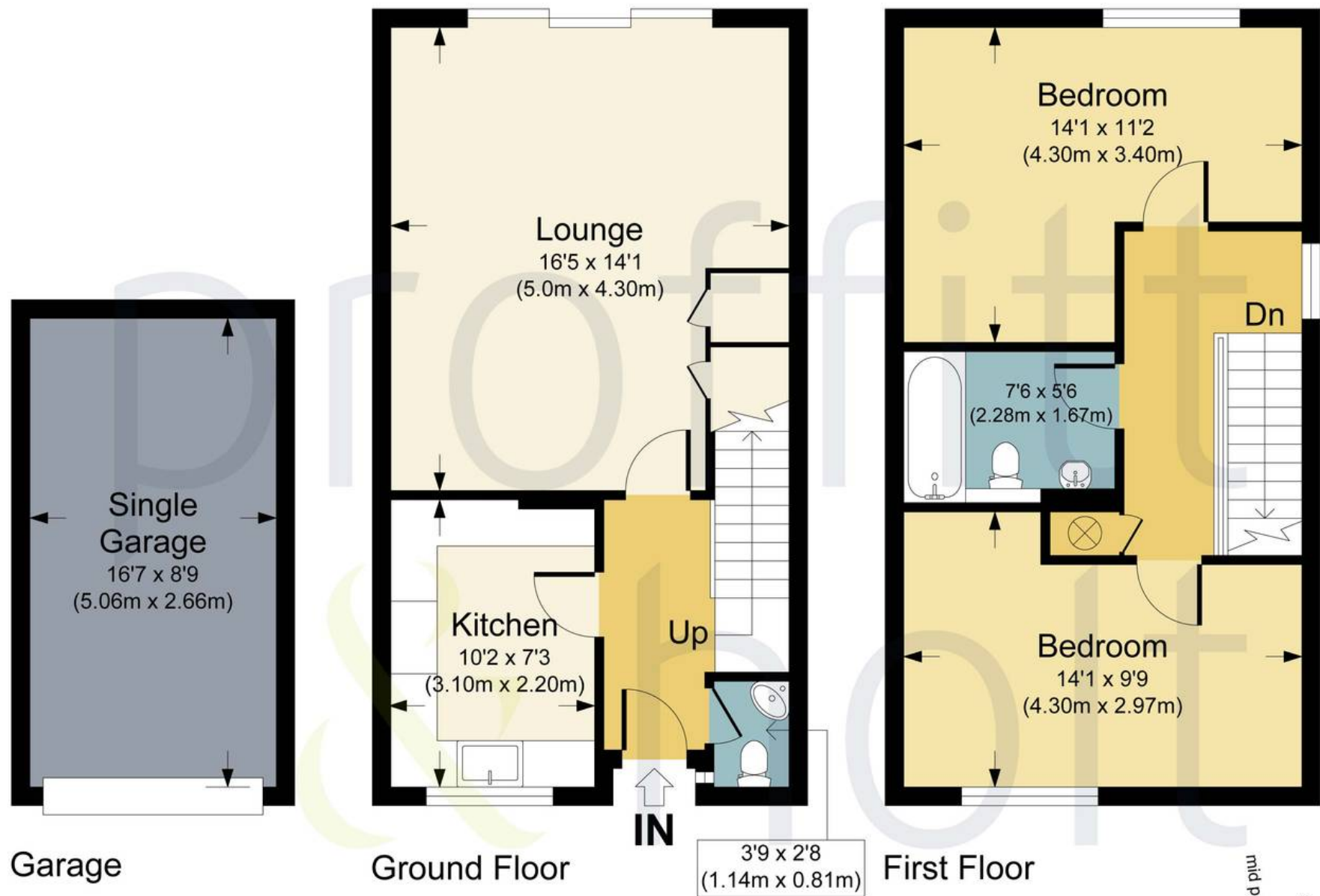
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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



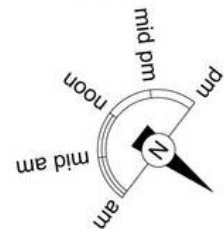




GRANVILLE DENE, HP3

APPROX. GROSS INTERNAL FLOOR AREA 898.35 SQ FT / 83.46 SQ M. INC. GARAGE

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