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select homes

Hertfordshire  
GUIDE PRICE £650,000

# Bovingdon

## GUIDE PRICE

£650,000

A stunning, extended property in an end cul-de-sac position within walking distance to the town centre with wonderful open plan kitchen/dining/family room.







A wonderful family home with open plan kitchen/dining/family room and corner plot gardens.



Ground Floor - As you enter the reception hallway you are immediately struck by the light and airy feel of this property which is contributed to by the vaulted double story ceiling with Velux window that sucks natural light into this space and the glass and Oak balustrades. There is a walk in cupboard and a cloakroom with a fitted two piece suite. A door opens to a lovely front room which boasts a wood burning stove and double doors with glass inserts opening to the magnificent open plan kitchen/dining/family room.

- Without doubt, the centre piece of this property is the kitchen/dining/family room which runs the entire width of the property and has a range of French and bi-folding doors opening to the exceptionally private rear garden. The kitchen area is fitted with a range of integrated appliances to include a double oven with induction hob and extractor and a dishwasher. There are fitted cabinets to both the dining area and family area making a great storage solution for any potential buyer.

First Floor - Rising to the first floor a spacious galleried landing area has doors opening to all bedrooms and to the family bathroom which is equipped with a four piece suite including a separate bath and shower cubicle. The master bedroom boasts fitted sliding

wardrobes and a luxuriously appointed ensuite bathroom. The three other bedrooms are all positioned at the rear of the house and overlooking the rear garden.

Outside - To the front of the property is an extensive driveway which provides parking for several vehicles with a sliding electric gate which opening to a further secure parking area laid to gravel and leading to the extensive outbuildings. Benefiting from corner plot gardens there is a patio area directly to the rear of the house which leads to an area laid to lawn which wraps around one side of the property. The rear garden boasts both a south and west facing aspect and is fully enclosed.

**Important Information For Buyers -**  
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.





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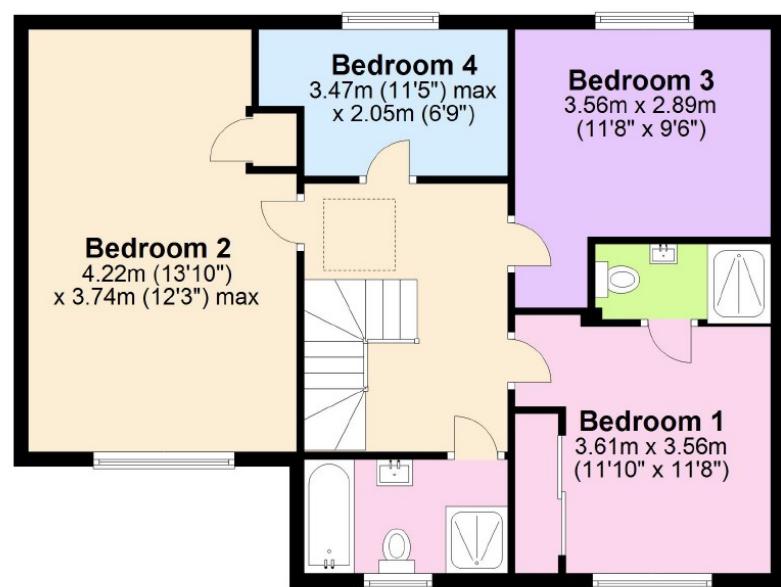
## Ground Floor

Approx. 99.2 sq. metres (1068.1 sq. feet)



## First Floor

Approx. 76.6 sq. metres (824.2 sq. feet)



Total area: approx. 175.8 sq. metres (1892.3 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

# Temptation comes in many forms...

Is there a **price** that would **tempt** you to **sell** or **let** your **property**?

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