

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**13 Ashridge Close
Bovingdon
HP3 0QG**

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Offers in Excess of £625,000



David Doyle are delighted to offer to the sales market this exceptional four bedroom semi detached family home with a garage and generous driveway situated in this tucked away cul de sac position well situated for Bovingdon village centre offering excellent amenities and highly regarded schooling. The property has been extended to both the ground and first floor to offer versatile living space and generous room sizes. The accommodation comprises an entrance porch with a door to the fully tiled guest cloakroom and leading to a hallway with an understairs storage cupboard, doors to a spacious living room with a window to the front aspect, a feature gas fire with a marble surround, quality wide plank wood effect flooring leading to an area that could be used as dining space and opening to the fantastic kitchen offering a vast range of wall and base units, granite work surfaces, an integrated dishwasher, a water softener, space for an american style fridge freezer and a distinct breakfast dining area with velux windows and patio doors opening to the rear garden. Accessed from both the

kitchen and hallway is a further reception room currently used as a study and with a door to a very useful utility cupboard with space and plumbing for white goods and handy shelving. To the first floor is a spacious landing with a window to the side aspect, a shelved airing cupboard, access to the loft via a pull down ladder housing the `megaflo` boiler and doors to four bedrooms, all with fitted storage and the master with an en suite shower room. Finishing the accommodation is a family bathroom fitted with a white suite. Externally, a particular feature of the property is the mature rear garden situated on a generous plot and beautifully arranged with a patio leading to lawn with colourful plants, trees and shrubs, fenced boundaries, a greenhouse, a shed to the gardens end and gated side access to the front of the property which offers a driveway providing excellent parking facilities and a garage accessed via a remote control fob. With further benefits including gas central heating, double glazing and of NO UPPER SALES CHAIN, this property is a must see.

Bovingdon has a bustling Village Centre with shopping facilities and amenities which include the highly regarded Village Academy School and the Village Green. For the commuter the M1/M25 access points and nearby Kings Langley and Hemel Hempstead Railway Station are close at hand.

Four Bedroom Family Home

Driveway & Garage

Bovingdon Village Situation

Master Bedroom with En Suite

Extended Living Space

Mature Gardens

Close to Amenities & Schooling

Guest Cloakroom

NO UPPER CHAIN

Call To View

David
Doyle

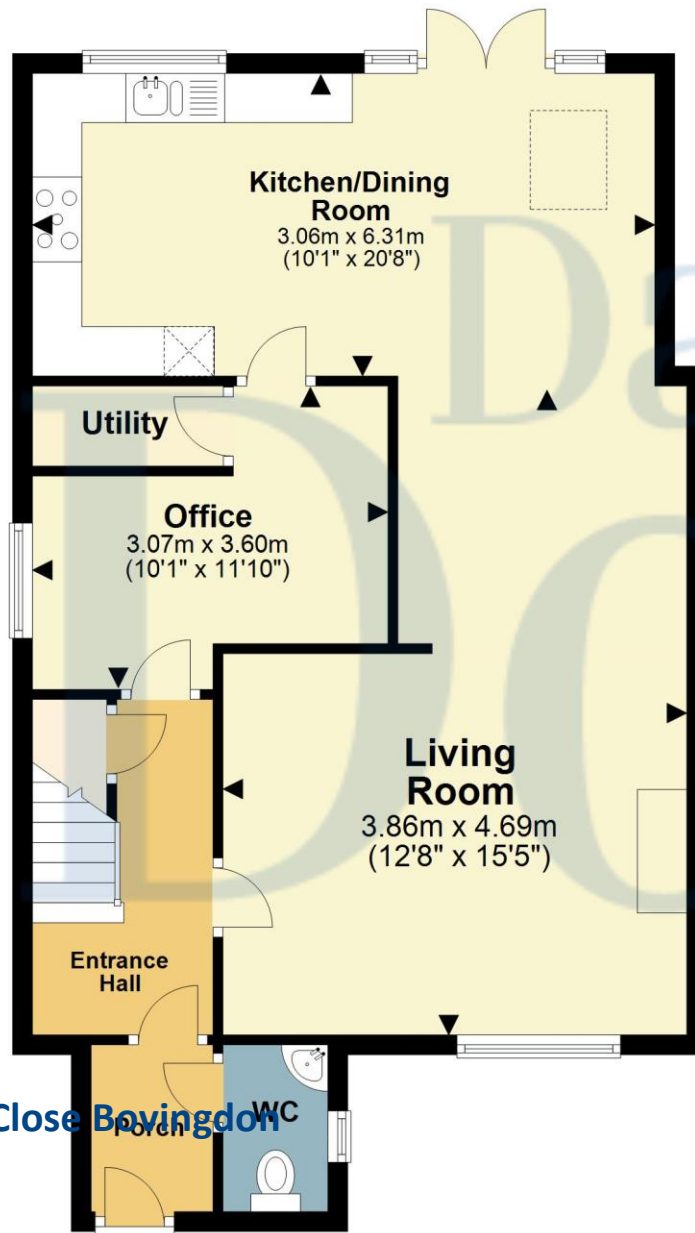
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Call **01442 248671** to arrange a viewing or register an interest

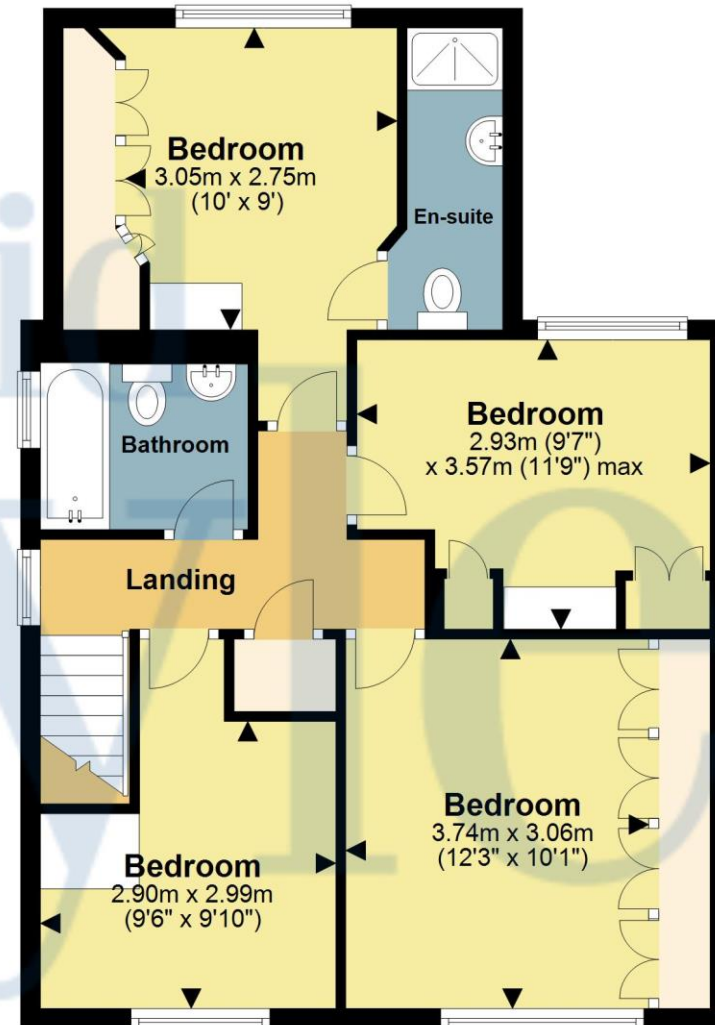
Ground Floor

Approx. 67.7 sq. metres (728.6 sq. feet)



First Floor

Approx. 60.1 sq. metres (647.0 sq. feet)



13 Ashridge Close Boyington
HP3 0QG

Total area: approx. 127.8 sq. metres (1375.7 sq. feet)

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