

24 Granville Dene
Bovingdon
HP3 0JE

David
Doyle
Sales and Lettings

Offers in Excess of £400,000 Freehold



A well presented two double bedroom terraced property conveniently situated within a short walk of Bovingdon village with its selection of local shops, doctors, dentists, library and Ofsted rated outstanding primary school. The property benefits from a ground floor WC, a well planned 'Wren' kitchen arranged with a range of wall and base units, integrated appliances and coordinating work surfaces a generous living/dining room with patio doors opening to the rear garden. To the first floor is a spacious landing with loft access, two bright double bedrooms and a refitted family bathroom arranged with a white suite and chrome fittings. Externally, the property benefits from a private rear garden with patio and lawned areas, a shed, and fenced boundaries. To the front of the property is a further garden area and a garage in a nearby block. Offered in good condition throughout and with benefits including gas central heating and double glazing, we recommend an internal viewing of this rarely available property.

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.

Two Double Bedroom

Freehold Family Home

Overlooking A Green With A Garage In A Nearby Block

Good Condition Throughout

Refitted `Wren` Kitchen

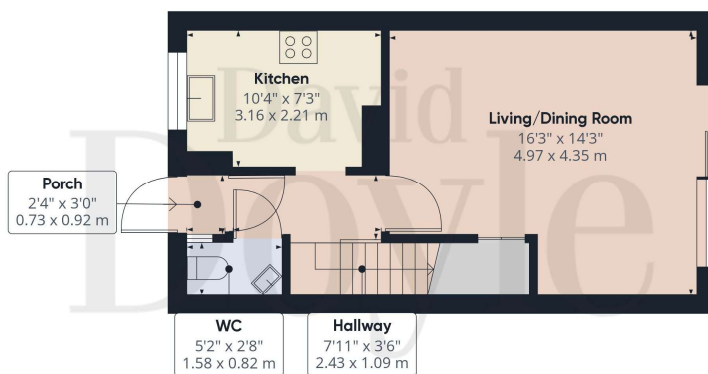
Mature Gardens

Close To Village & Outstanding Primary School

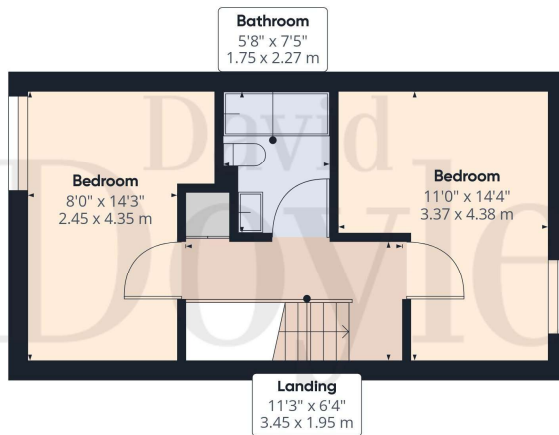
Viewing Advised

Council Tax Band D

Tenure -Freehold



Ground Floor



Floor 1



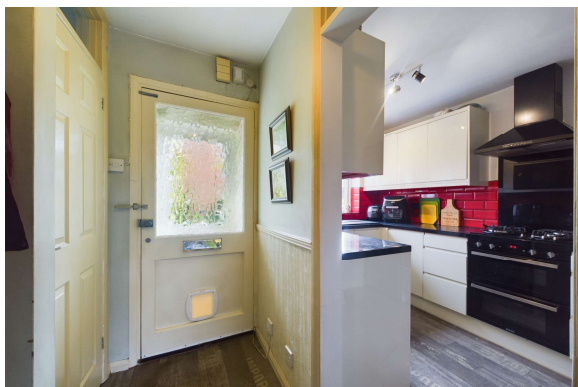
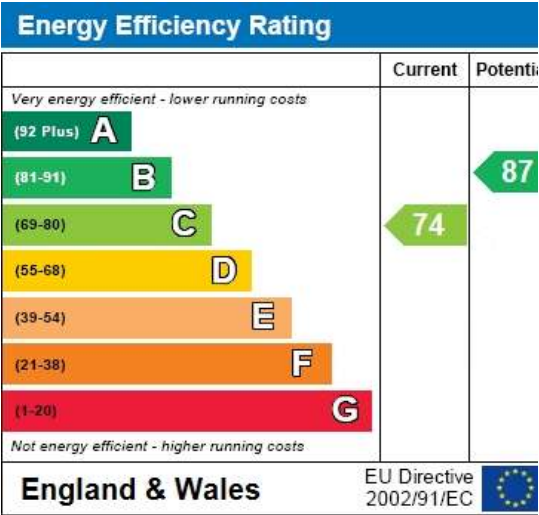
Approximate total area⁽¹⁾
735.93 ft²
68.37 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

24 Granville Dene, Hemel Hempstead, Hertfordshire, HP3 0JE

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1976
Council Tax Band	D
This year council tax charge	2205.29
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Cable
What parking facilities does your property have	Street parking
Please state any costs per annum for parking	None
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	No

Is the property an apartment?	No
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Is the property in a conservation area?	No
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Is the property listed?	No
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Are there any restrictive covenants?	No
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Are there any rights of way or easements?	No
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Is your property in a flood risk area?	No
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Has your property or nearby land flooded in the last 5 years?	No
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Are you aware of any planning permissions or applications in the immediate area?	No
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Does your property have any accessibility features installed?	No
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Has your property been subject to any structural movement?	No
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Is your property in the vicinity of any current or historic mining?	No
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David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.