

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK

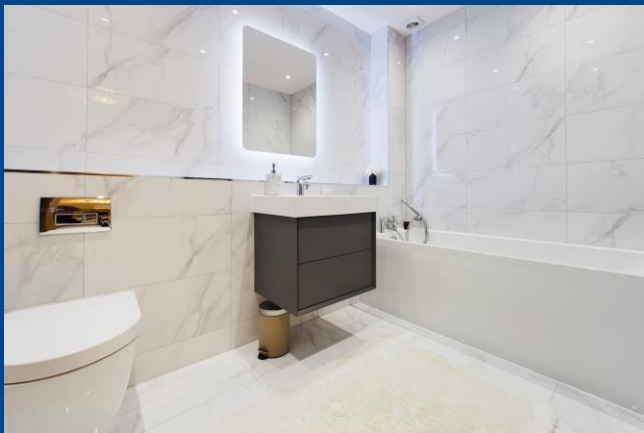
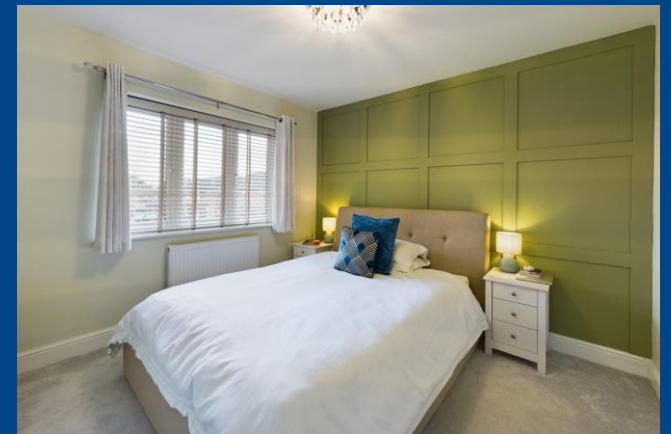
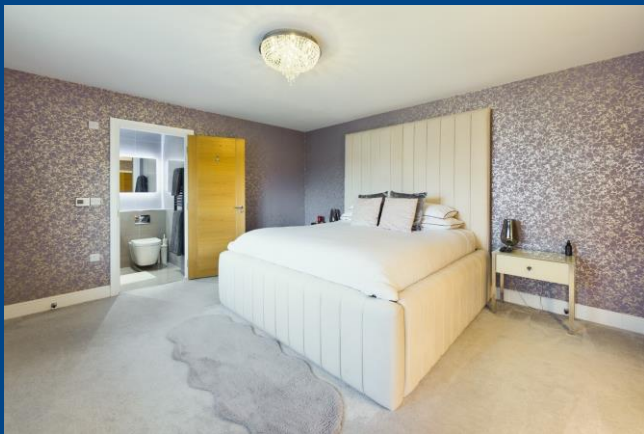


**7 Newman Close  
Bovingdon  
Hertfordshire  
HP3 0GN**

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

**Price of £685,000** Freehold





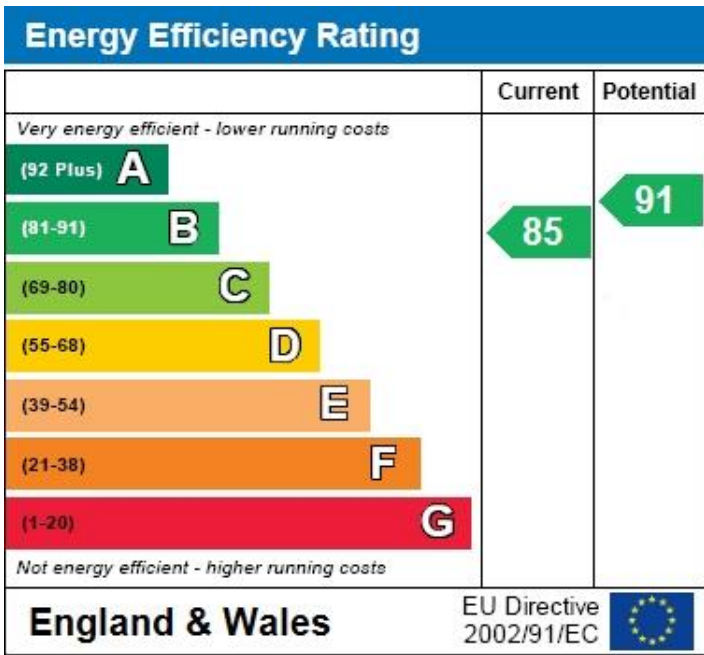
This superbly presented 4 Double Bedroom executive home is of recent construction and is situated on the gated private development. The property is beautifully presented and luxuriously decorated throughout, the ground floor is arranged with a Lounge with a feature fireplace, an open plan Kitchen Dining Room with two pairs of French doors opening on to the Rear Garden, a Guest Cloak Room and a welcoming Entrance Hall with stairs leading to the upper floors. With a Primary Bedroom suite with two double built in wardrobes, glass feature shelving and an Ensuite Shower Room the first floor continues to impress. The first floor is completed by two further Double Bedrooms and a spacious Family Bathroom. The second floor offer a large Bedroom with Velux windows that the current owners use as a Entertaining area. Externally the property benefits from Parking and a pleasantly private Rear Garden that is arranged with low maintenance in mind and a gated side access. Benefiting from zonal underfloor

heating to the ground floor and heating to radiators on the upper floors, this property is finished to a high standard throughout and viewing is a must.

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.

- 4 Double Bedroom executive home
- Private gated development in the popular area of Bovingdon
- Luxuriously decorated throughout
- Lounge with feature fire place
- Open plan Kitchen Dining Room
- Primary Bedroom suite with Ensuite Shower Room
- Family Bathroom. Guest Cloak Room
- Rear Garden

Parking  
VIEWING IS A MUST

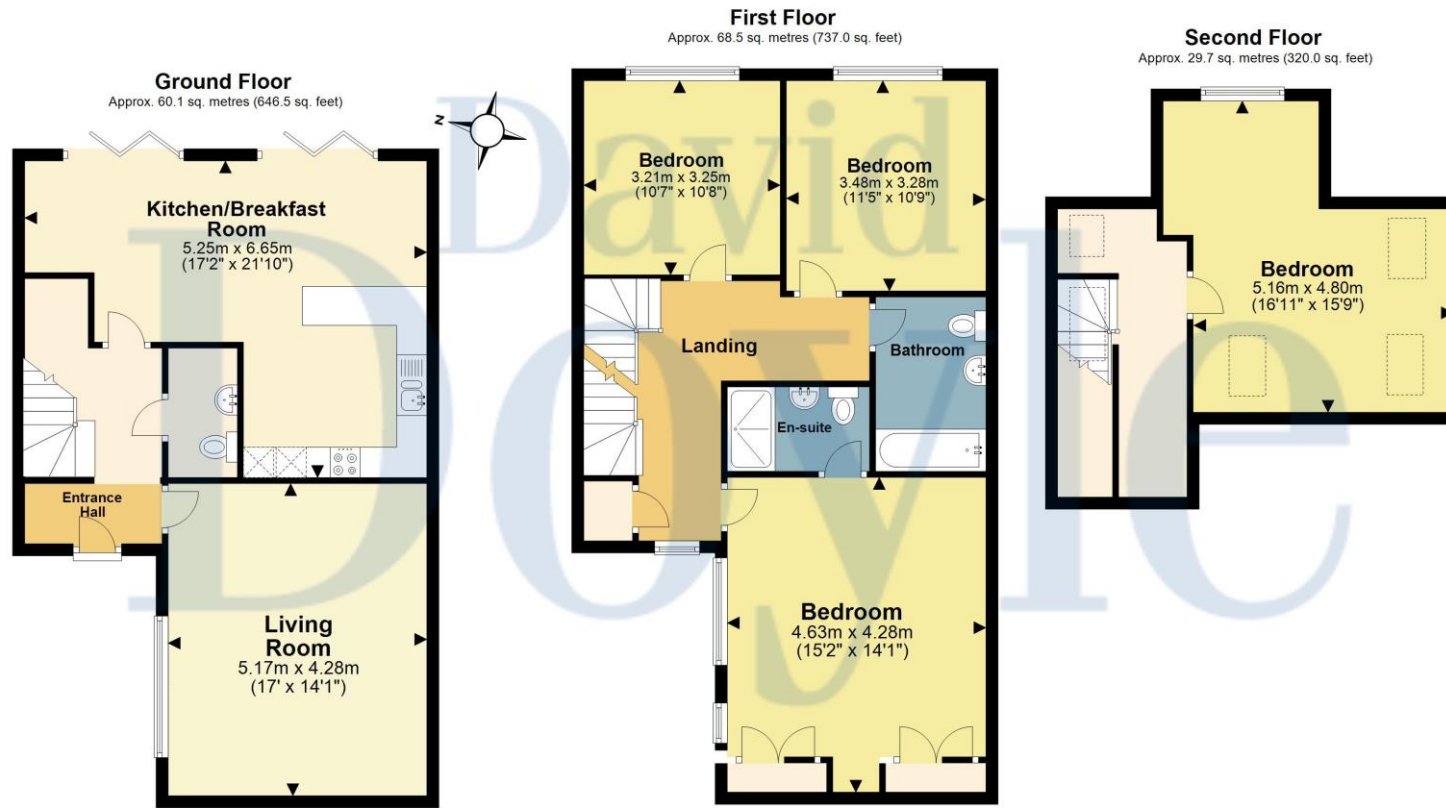


David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer 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.





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



Total area: approx. 158.3 sq. metres (1703.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

**7 Newman Close**  
**Bovingdon**  
**Hertfordshire**  
**HP3 0GN**

 **MAYFAIR**  
OFFICE.CO.UK

**Boxmoor Office**  
45 St Johns Road  
Boxmoor  
Hemel Hempstead  
Herts, HP1 1QQ  
01442 248671