

**2 Eastnor, Bovington,
Hertfordshire, HP3 0QL**

David
Doyle
Sales and Lettings

Offers in Excess of £650,000 Freehold



Situated on a corner plot within a popular cul-de-sac, this residence features 4 generously sized bedrooms, two recently renovated bathrooms, and an impressive kitchen/dining room accompanied by a separate utility room. Additionally, there are two further reception rooms and a southerly facing garden with access to a detached garage at the rear.

Upon entering the property, you`re greeted by a spacious and bright entrance hall, illuminated by a rear window, leading to a refitted ground floor cloakroom. To the left, the dedicated living room offers dual aspect views, with French doors leading to the garden`s patio area. The living room boasts solid oak flooring and an open grate fireplace, creating a cosy atmosphere. Continuing through the ground floor, the kitchen/dining room stands out with its high-quality fittings, featuring dual aspect windows and complemented by a dedicated utility room. Completing the ground floor is a versatile office / family room.

Ascending to the first floor via the staircase, the landing benefits from natural light streaming in through two rear windows. From here, doors lead to all four well-proportioned bedrooms and the luxuriously appointed family bathroom, equipped with a separate WC and shower cubicle. The main bedroom also enjoys the convenience of an ensuite shower room.

Outside, the front of the property features two gravel areas and a lawn section, with a block-paved pathway leading to the front door and a pedestrian gate granting access to the rear garden. The rear garden boasts a block-paved patio extending to one side boundary, while the rest is laid to

lawn and enclosed by high-level brick walls and timber fencing. Mature planting and hedging adorn the borders, enhancing privacy and aesthetics. A pedestrian door provides access to the detached garage situated at the rear, which includes a metal up-and-over door and private driveway parking.

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.

Detached 4 bedroom family home

Sought after Bovingdon location

Generous dual aspect living room

Kitchen dining room

Utility room. Office / family room

Guest cloak room

Master bedroom with an ensuite shower room

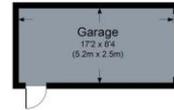
Rear Garden

Garage and driveway

Viewing is a MUST

Council Tax Band F

Tenure -Freehold



Approximate total area⁽¹⁾
1282.15 ft²
119.12 m²



(1) Excludes the garage

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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

2 Eastnor, Bovington, Hemel Hempstead, Hertfordshire, HP3 0QL

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
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Council Tax Band	F
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This year council tax charge	3037.59
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Tenure	Freehold
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Is the property shared ownership	No
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Are there any maintenance charges for the road	No
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Construction type	Brick and Tile
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Is your property supplied by mains electricity?	Yes
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Is your property supplied by mains Gas?	Yes
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Is your property supplied by mains drainage?	Yes
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Is your heating gas to radiator heating?	Yes
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How is your broadband supplied	Fibre
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What parking facilities does your property have	Private/driveway Garage
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Please state any costs per annum for parking	0
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Are you aware of any asbestos containing material in the property?	No
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Are smoke alarms installed at the property?	Yes
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Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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