

Granville Dene, Bovingdon

In Excess of £375,000

proffitt & holt



Granville Dene

Bovingdon, Hemel Hempstead

A beautifully renovated two-bedroom home, situated in a quiet cul-de-sac within easy walking distance of Bovingdon High Street and offered for sale with no upper chain.

The property has been renovated throughout by the current owners, creating a stylish and contemporary home that is ready to move straight into. The accommodation is well suited to first-time buyers, downsizers or investors alike.

The ground floor features a tastefully refitted kitchen, designed with traditional shaker style fronts and quartz worktops. To the rear of the house sits a spacious living/dining room with ample storage and sliding patio doors that flow straight out to the rear garden. An entrance hall and downstairs W/C add further convenience.

Upstairs, there are two generous double bedrooms, alongside a beautifully refitted family bathroom which has been finished to a high standard.

Externally, the property benefits from an established rear garden with side access that leads to the front of the house. The rear garden provides a pleasant outdoor space with scope for entertaining and relaxation. There is also a garage located in a nearby block, providing useful additional storage and secure parking.

Positioned within a quiet cul-de-sac, the property is ideally located for access to the amenities of Bovingdon High Street, which is just a short walk away and offers a selection of shops, cafés, pubs and everyday facilities.

Offered to the market with no upper chain, this is an excellent opportunity to acquire a beautifully renovated home in a popular village location.







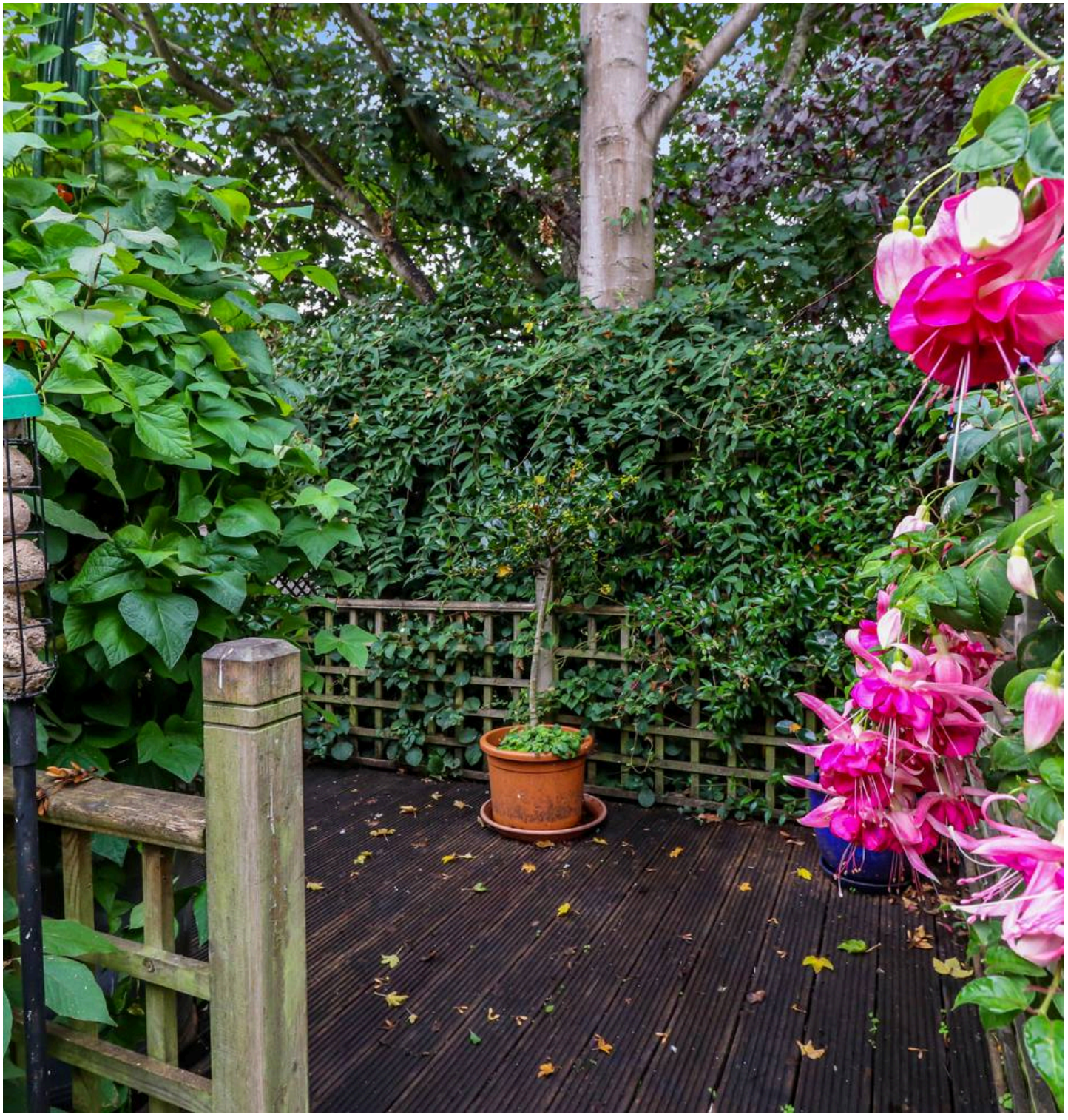
Granville Dene

Bovingdon, Hemel Hempstead

Bovingdon village centre has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities; the larger town of Hemel Hempstead is within a drive of approximately three miles.

For the commuter, both Kings Langley and Hemel Hempstead mainline stations provide services into London, Euston and Junction 20 of the M25 is a drive of approximately five miles.

- No Upper Chain
- Renovated Throughout
- Downstairs W/C
- Tastefully Refitted Kitchen And Bathroom
- Spacious Living/Dining Room
- Garage In A Block
- Established Rear Garden
- Quiet Cul-De-Sac
- Short Walk To Bovingdon High Street
- 2 Double Bedrooms



General Information

EPC - Energy Efficiency Rating: C

EPC – Environmental Impact Rating: D

Council Tax Band: D

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

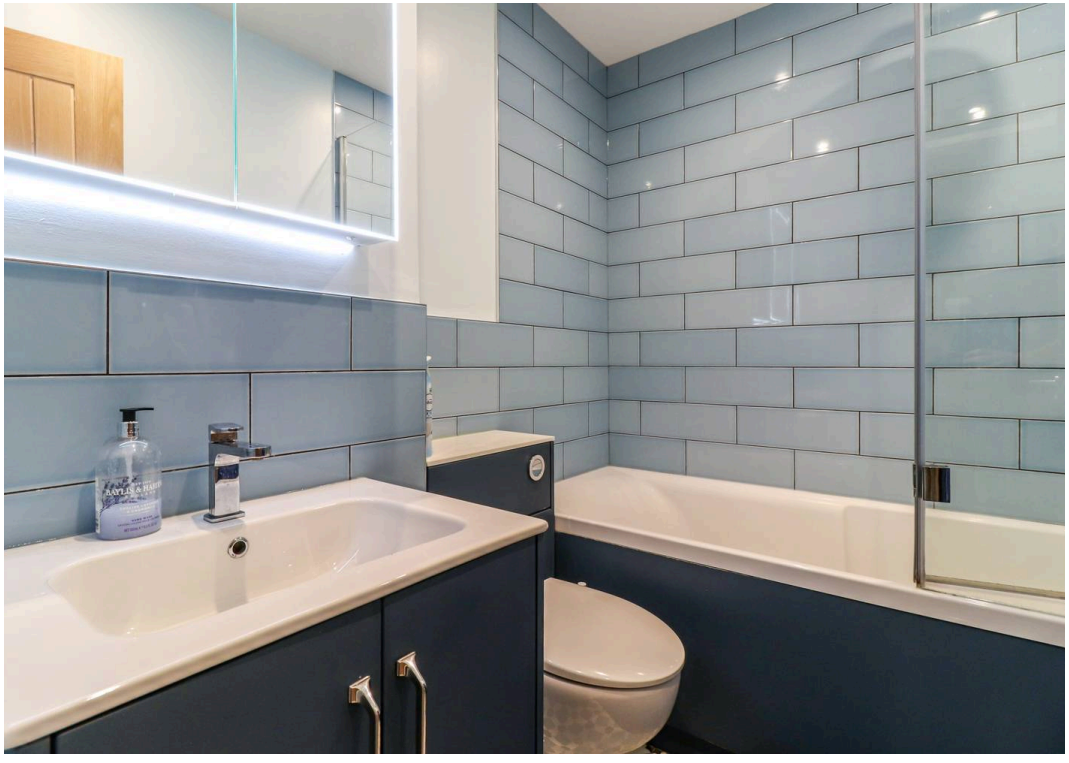
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Fixtures and Fittings

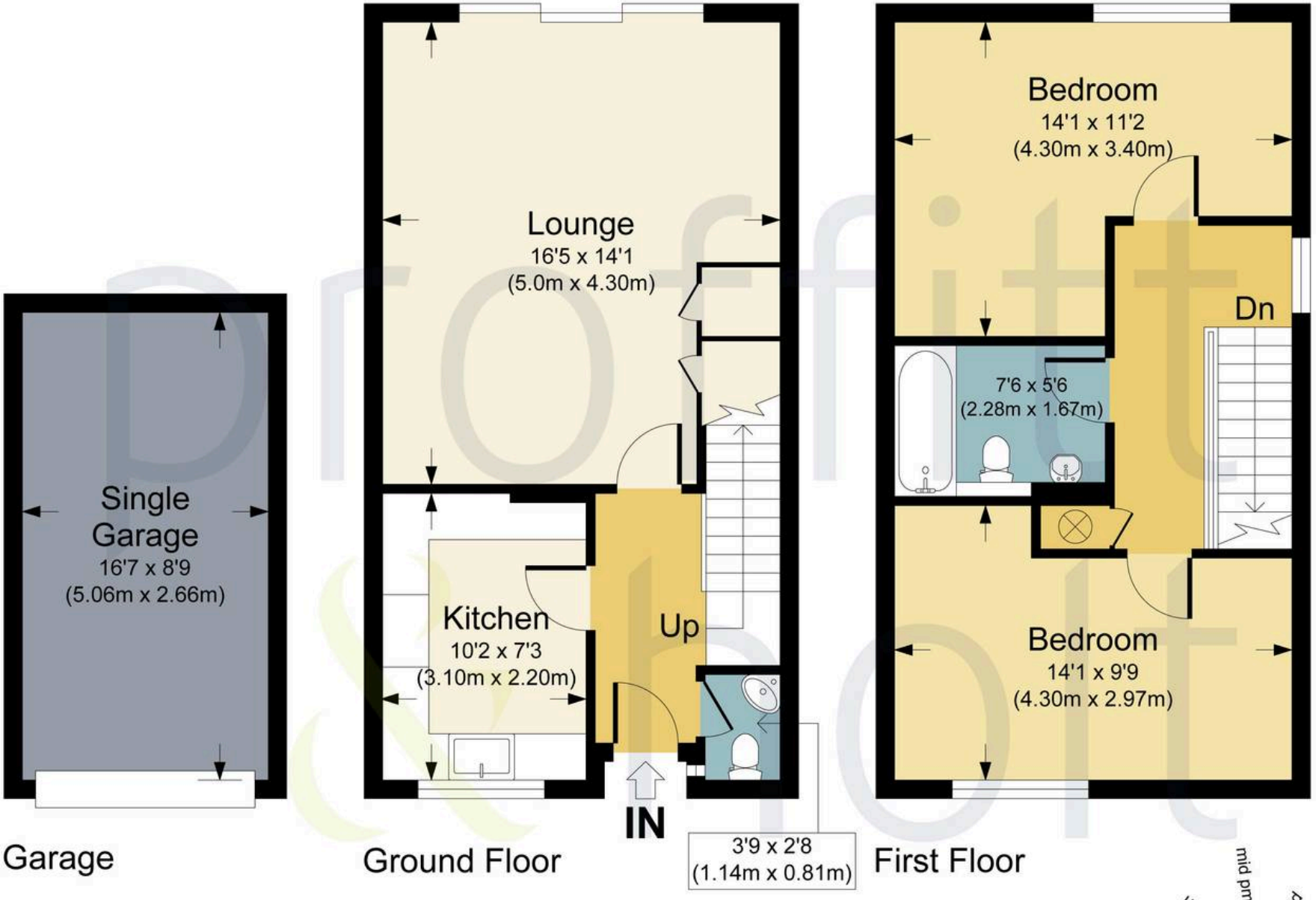
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











GRANVILLE DENE, HP3

APPROX. GROSS INTERNAL FLOOR AREA 898.35 SQ FT / 83.46 SQ M. INC. GARAGE

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