Old Dean
Bovingdon, HP3 0EX

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Old Dean, Bovingdon

Nestled in the charming village of Bovingdon, this delightful one bedroom ground floor maisonette offers a perfect blend of comfort and convenience. Boasting its own driveway and a large, private rear garden that provides an ideal outdoor space for entertaining and the possibility of extending STPP.

Upon entering the property, you'll be greeted by an open-plan kitchen and living area, designed for modern living with space for both cooking and lounging. The kitchen comes fully equipped with fridge/freezer, oven and plenty of cupboard space.

The maisonette features a generously sized bedroom that offers plenty of natural light and storage potential. Completing the property is a well-appointed bathroom, fitted with a shower, pedestal sink, and WC for your everyday needs.

With its enviable location and spacious layout, this maisonette is a perfect home for anyone looking for both indoor and outdoor living in the heart of Bovingdon.

The village centre of Bovingdon has a number of small local shops and cafe's, including a butcher, a doctor's surgery, dentist and library.
For the commuter, London Euston is 30 minutes via Hemel Hempstead Station which is a 5 minute drive, the M1/M25 motorways are also within easy reach.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Features

- Ground floor One Bedroom Maisonette
- Extension potential STPP
- Driveway
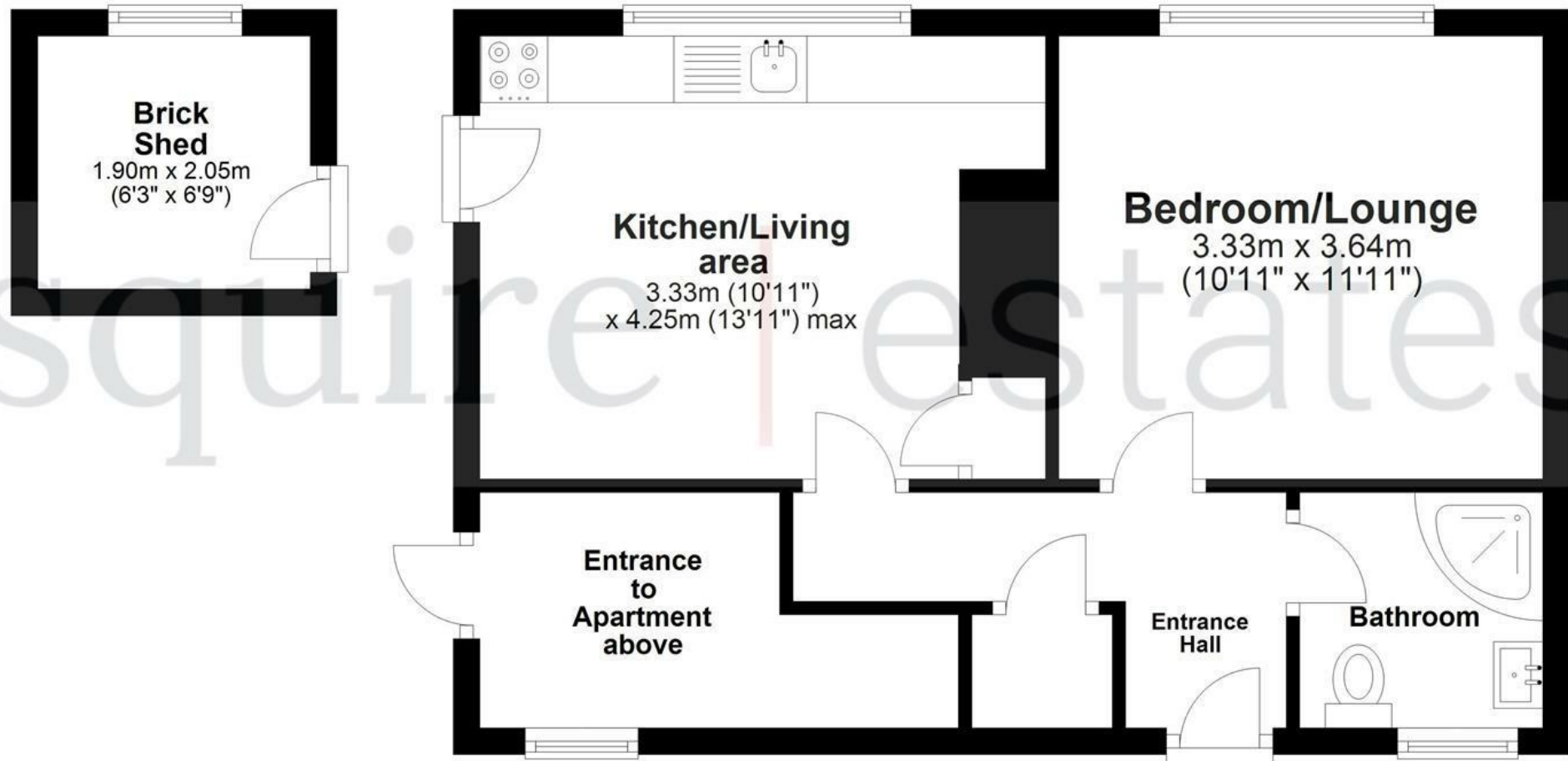- Large garden
- No upper chain
- Village location

To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Floor Plan

Approx. 45.4 sq. metres (488.7 sq. feet)

Brick Shed
1.90m x 2.05m
(6'3" x 6'9")

Kitchen/Living area
3.33m (10'11")
x 4.25m (13'11") max

Bedroom/Lounge
3.33m x 3.64m
(10'11" x 11'11")

Entrance to Apartment above

Entrance Hall

Bathroom

Total area: approx. 45.4 sq. metres (488.7 sq. feet)

67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE
01442 233533 | www.squireestates.co.uk