



Old Dean  
Hemel Hempstead, HP3 0EX

squire | estates

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## Old Dean, Hemel Hempstead

SQUIRE ESTATES are pleased to offer this GROUND FLOOR MAISONETTE with a GARDEN and DRIVEWAY in the village of Bovington to the market. Currently a studio the property offers compact yet comfortable living space with the potential to extend and convert to a one- or two-bedroom flat .

The studio layout currently boasts a generously sized kitchen, providing ample wall and floor units that benefit from co-ordinating work surfaces, space for a cooker an integrated fridge/freezer and washing machine. The large kitchen enhances convenience and allows for the inclusion of additional appliances or a dining area.

The spacious lounge / bedroom area is pleasant with views to the garden, has new carpets and recently decorated.

The property includes a well-appointed shower room, offering privacy and convenience. The shower room is designed to maximize space and functionality within the apartment including pedestal sink, WC and heated towel rail.

To the front of the property there is a driveway and to the rear the expansive garden is a notable feature of this property it offers either an oasis for gardening enthusiasts or the exciting potential to extend the current property, subject to obtaining the necessary planning permissions STPP.

In summary, this studio apartment offers a comfortable living space with a spacious kitchen, a dedicated shower room, and a generous garden. The potential for extension adds value and flexibility to the property, allowing you to customize and expand the living space to accommodate your evolving lifestyle.

The village centre of Bovington has a number of small local shops, including a butcher, a doctor's surgery, dentist and library. The highly regarded Village Academy School and the Village Green are also within walking distance. For the commuter London Euston is 30 minutes via Hemel Hempstead Station which is a 5 minute drive and the M1/M25 motorways are a short drive away.

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

- Extension potential
- Ground floor maisonette
- Studio
- Large garden
- Driveway
- No upper chain
- New gas boiler
- Village location

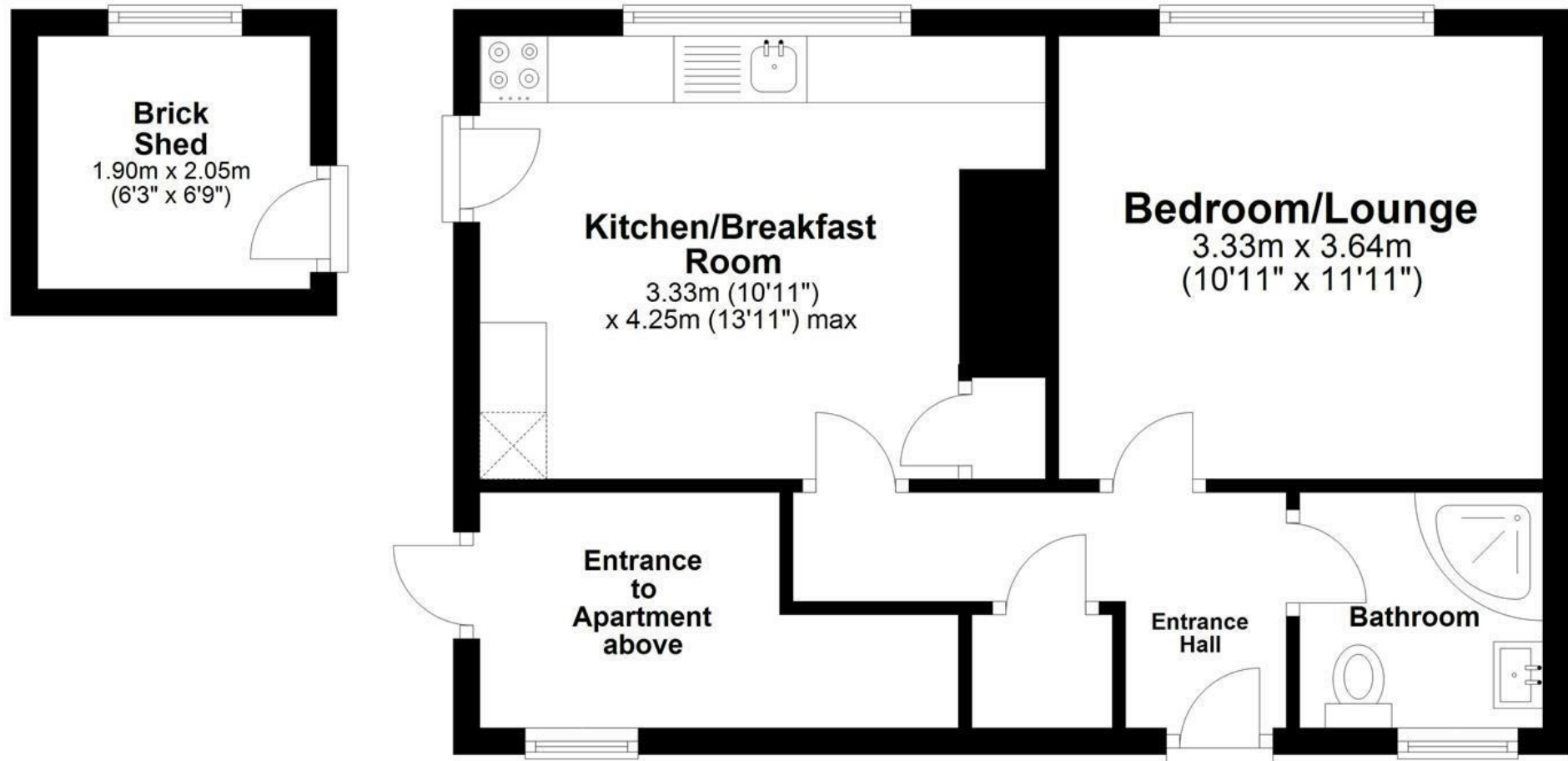
## To Book a Viewing

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	73
England & Wales		EU Directive 2002/91/EC	

# Floor Plan

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



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

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



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