



Castles

AUSTINS MEAD
Bovingdon, Hemel Hempstead HP3 0JX

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Guide Price
£575,000
(Freehold)

Castles



Castles are delighted to present this Chain-Free Three Double Bedroom Semi-Detached family home, beautifully finished and ready to move into.

 3  2  1  On-Street

As you step through the front door, you are welcomed into a bright and airy Entrance Hallway that leads to a beautifully designed Open-Plan Lounge, Dining area and Kitchen. This versatile space is perfect for everyday family life and entertaining guests, with a seamless flow that encourages socialising and relaxation. The Kitchen is modern and well-appointed, offering ample cupboard space and integrated appliances.

To the rear of the property, a spacious Conservatory adds a wonderful extra reception room, ideal as a playroom, reading nook or second sitting room. Flooded with natural light and offering direct access to the garden, it's a perfect space to enjoy the outdoors all year round.

The ground floor also benefits from a convenient downstairs WC with wash basin, adding to the practical appeal of the home.

Upstairs, you'll find Three generously sized Double Bedrooms, each offering plenty of space for beds, wardrobes, and storage ideal for a growing family or those needing a home office. The family bathroom is a real standout feature, boasting a four-piece suite including a bath, separate shower, WC, and wash basin designed for comfort and convenience.

Externally, the property continues to impress. The rear Garden is low maintenance and fully enclosed, providing a safe and private space for children to play or for summer barbecues.

Specifications

- CHAIN FREE
- MODERN FAMILY HOME
- SEMI DETACHED
- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING
- TASTEFULLY PRESENTED FOUR PIECE FAMILY BATHROOM
- WALKING DISTANCE TO BOVINGDON HIGH STREET
- SHORT DRIVE FROM THE M1 & M25



The bright conservatory opens onto the garden, providing a versatile space for all-season enjoyment.



A little about the corner of the world we call home...

Nestled on the fringes of the charming Chiltern Hills, Bovington offers a vibrant Village Centre with a range of shopping facilities and amenities. The village is home to the esteemed Village Academy School, renowned for its excellence in education. Adding to its allure is the picturesque Village Green, adorned with a serene pond and a lively cricket club.

Bovington is an ideal location for commuters, thanks to its proximity to the M25/A41, providing easy access to major roadways. Additionally, the mainline train station from Hemel Hempstead offers swift journeys into London Euston in under 30 minutes. For those preferring the Metropolitan line, convenient access can be found with a short drive from either Rickmansworth or Chalfont St Giles.

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.

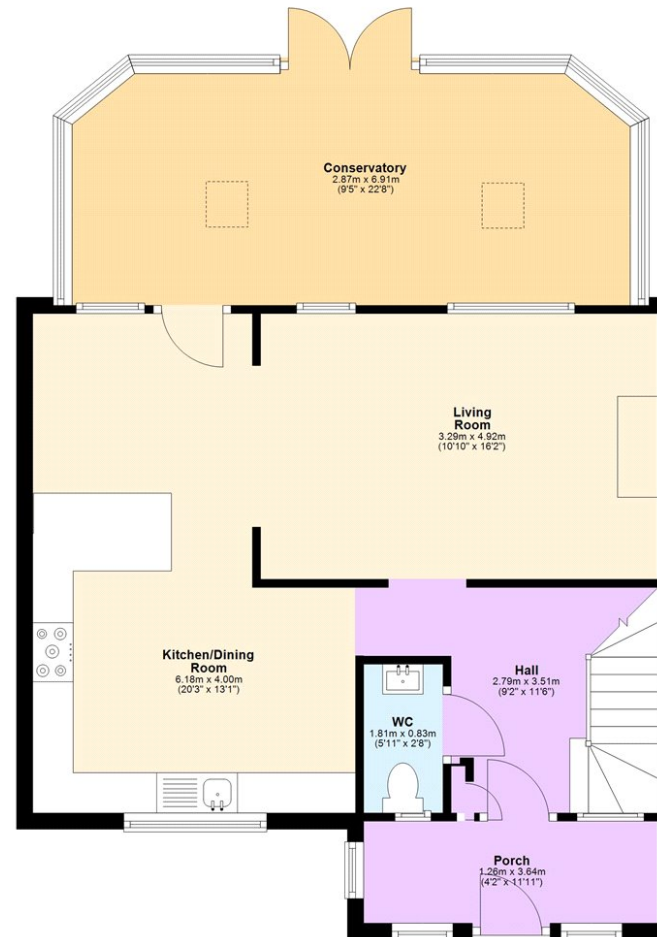
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

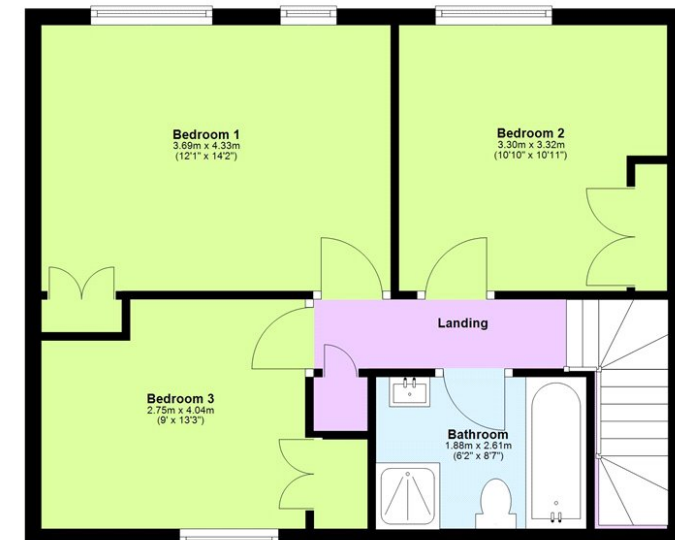
Council Tax Band: E

EPC Rating: D

Ground Floor
Approx. 72.3 sq. metres (778.7 sq. feet)



First Floor
Approx. 48.0 sq. metres (516.6 sq. feet)



Total area: approx. 120.3 sq. metres (1295.3 sq. feet)

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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