



3 Bryfield Cottages, Flaunden Lane, Bovington, HP3 0PD

Offers in excess of £550,000 Freehold

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# About the property

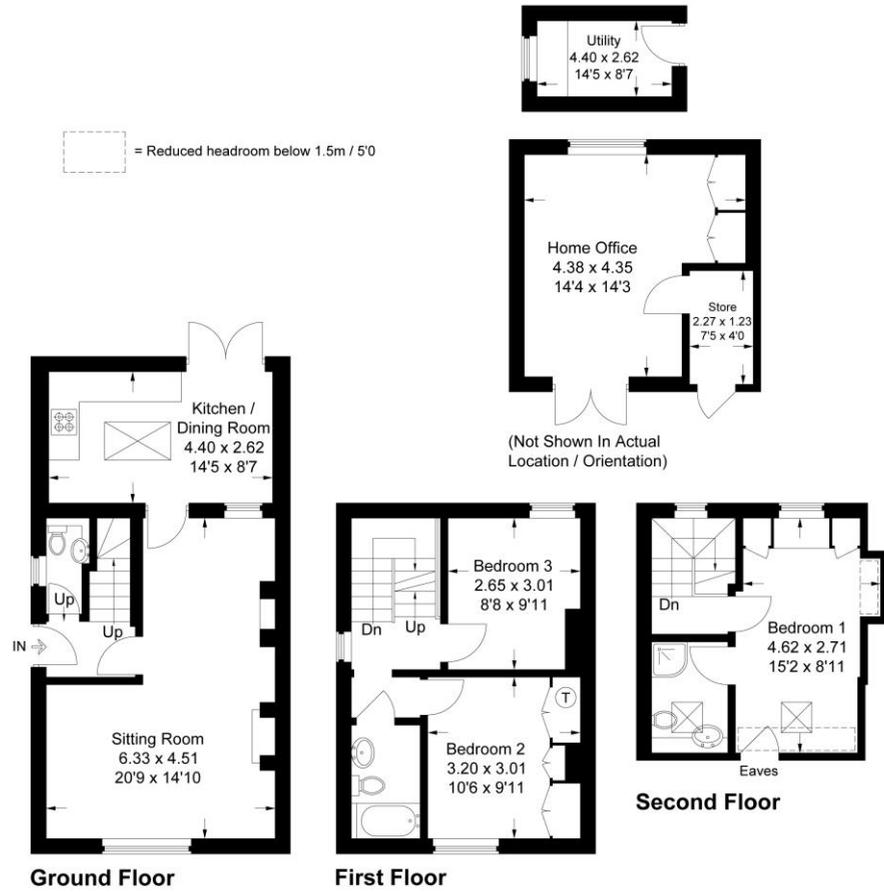
A wonderful opportunity to purchase a good size family home with stunning views.

This three bedroom family home is offered to the market in good order throughout and would be ideal for a family. On the ground floor you will find a front sitting room which offers plenty of space for a dining area and has un-interrupted views over farmland. There is also a kitchen/dining room to the rear with direct access into the garden. The garden itself has a large patio area leading to lawn and to the rear you will find a good size outbuilding with power which would be ideal as a home office, children's play room, gym or similar. There is also a guests WC on the ground floor. On the first floor are two double bedrooms with a family bathroom and on the second floor a further double bedroom with en-suite shower room and plenty of eaves storage. There is parking to the front for two cars. Call now to book a viewing.



- Three bedroom family home
- Open plan kitchen/dining room
- Large rear garden/patio area
- Home office
- Close to town centre
- Well-presented throughout

Approximate Gross Internal Area  
 Ground Floor = 41.7 sq m / 449 sq ft  
 First Floor = 28.6 sq m / 308 sq ft  
 Second Floor = 19.5 sq m / 210 sq ft  
 Home Office = 19.9 sq m / 214 sq ft  
 Utility = 4.1 sq m / 44 sq ft  
 Total = 113.8 sq m / 1,225 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



## Area Information

Bovingdon is a picturesque village set in Hertfordshire four miles from Hemel Hempstead. There are two churches in Bovingdon along with many sporting activities including football, tennis and Little Hay golf club.

In the High Street their various local shops including a butchers, Tesco express and post office. Next to Bovingdon is the disused airfield built in 1942 and now being used as a market opening on a Saturday and bank holiday Monday.

Within the village there is also a village hall holding various events, a Bowles club and a primary school. The village is around four miles from Hemel Hempstead and twelve miles from Watford both giving good access to the M1 and the M25 and good train links into London.

Local Authority: Dacorum Borough Council

Council Tax: D

Approximate floor area: 1,225 sq ft

Tenure: Freehold

Nearest Station: 3.4 miles to Apsley Station

Distance to Town Centre: 3.2 miles to Hemel Hempstead

Nearest Motorway: 4.2 miles to M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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