



**St. Lawrence Close, Bovington, HP3 0LS**  
**Asking price £435,000**

**Sears & Co**  
estate & letting agents

**\*\* NO UPPER SALES CHAIN \*\***

A well proportioned three bedroom end of terrace family home that would benefit from some modernisation, situated in this popular position on St Lawrence Close in the Hertfordshire village of Bovington, offering potential to extend subject to the necessary permissions.

Accommodation includes an entrance porch, entrance hallway, dual aspect living/dining room, kitchen/breakfast room, useful utility room, three well proportioned bedrooms, shower room and a separate w/c.

Externally the property further benefits from an area of front garden and a well maintained private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange your viewing.

### **Entrance Porch**

Double glazed sliding door. Wooden door to the entrance hallway.

### **Entrance Hallway**

Radiator. Stairs rising to the first floor accommodation. Access to the kitchen and living/dining room.

### **Living/Dining Room**

Two double glazed windows. Two radiators. Feature fireplace. Access to the kitchen.

### **Kitchen**

Two double glazed windows. Fitted with a range of eye and base level units with work surfaces over. Space for a low level fridge freezer and oven. Stainless steel sink with drainer unit and mixer tap. Partially tiled walls. Vinyl flooring. Radiator. Two storage cupboards. Access to the utility room.

### **Utility Room**

Double glazed window. Double glazed door to the side aspect. Fitted storage units. Space for a low level fridge/freezer. Radiator. Vinyl flooring.

### **First Floor Landing**

Double glazed window. Storage cupboard. Access to the w/c, shower room and all bedrooms.

### **Bedroom**

Double glazed window. Radiator. Storage cupboard. Access to the loft.

### **Bedroom**

Double glazed window. Radiator. Storage cupboard

### **Bedroom**

Double glazed window. Radiator. Built in wardrobes.

### **Shower Room**

Double glazed window. Fitted with a corner shower enclosure with shower over and a wall mounted wash hand basin. Tiled walls. Radiator.

### **W/C**

Double glazed window. Low level w/c. Radiator.

### **To The Front**

An area of front garden laid with lawn. Enclosed by a mixture of low level brick wall and timber panel fencing. Gated side access. Outside light. Pathway to the front door.

### **To The Rear**

A private garden arranged with areas of patio and lawn. Enclosed by timber panel fencing. Planted borders. Hedging. Outside tap. Gated side access.

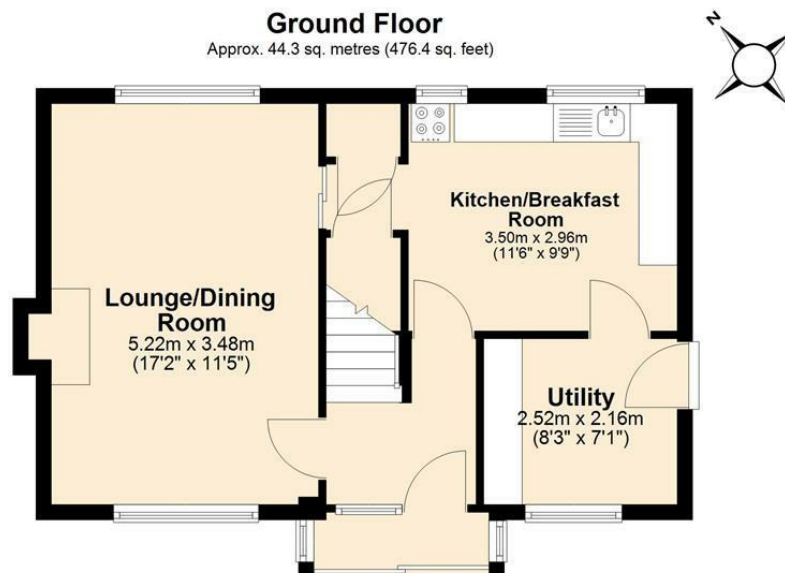
### **Buyers Information**

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.



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Total area: approx. 88.0 sq. metres (947.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

