



3 Hunters Close  
Bovingdon | Hemel Hempstead





## The Property

An immaculately presented and recently renovated and extended four bedroom semi-detached family home on the outskirts of Bovingdon village and close to Bovingdon Green.

## Ground Floor

- Entrance hall
- Spacious kitchen/living/dining room
- Separate utility room
- Sitting room with feature fireplace and log burner
- Cloakroom

## First Floor

- Principal bedroom with stylish ensuite shower room
- Two double and one single bedroom
- Well appointed family bathroom

## Outside

- Gated shingle carriage driveway offering ample parking
- Newly landscaped rear garden mainly to level lawn





An attractive semi-detached family home which has undergone a comprehensive programme of extension and refurbishment. Arranged around a beautiful light and spacious entrance hall which has an area of fitted storage for coats and shoes, the living accommodation includes two reception areas; a formal sitting room with feature fireplace and log burner, with French doors to the garden and to the other side, the extended open plan kitchen/dining /family room with Bi-folding doors opening onto the patio and overlooking the rear garden. The kitchen is comprehensively fitted with a range of units with Quartz stone worktops, matching island and a range of integrated appliances. There is also a separate utility room with matching units and worktops. A cloakroom completes the downstairs accommodation. Upstairs there are three double bedrooms and a further single bedroom which could also be used as a study; the principal has a stylish en- suite shower room. There is also a family bathroom. The property is approached by five bar gates and accessed over a gravel carriage driveway providing ample parking. The outside space has been completely landscaped with a patio to the rear of the house, ideal for outside entertaining and extensive level lawns bordered by raised bedding. The property is located in a picturesque semi-rural position on Long Lane, about 1 mile from the popular village of Bovingdon with its pretty village green setting and traditional high street amenities for everyday needs.







## Property



The area offers excellent schooling, including popular Berkhamsted and Westbrook Hay independent schools for boys and girls along with Tring Park School for the Performing Arts.



Mainline fast rail service from Hemel Hempstead and Berkhamsted and the Metropolitan line is available from Chesham.



Bovingdon provides a wide selection of local amenities with larger towns such as Chesham (about 4.5 miles), Berkhamsted (about 4.5 miles) and Hemel Hempstead (about 3 miles) providing shopping facilities and amenities.



The nearby A41 leads to the M25 and access to the general motorway network

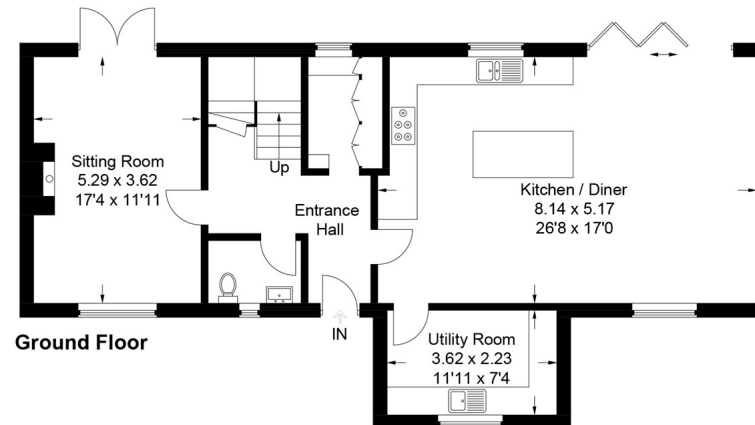
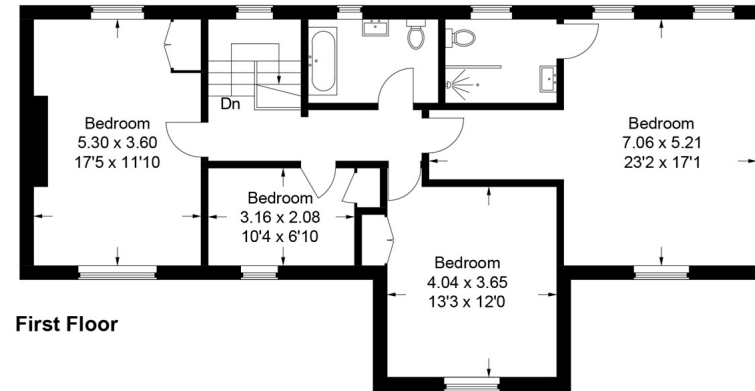


A wide range of sporting and recreational facilities locally including Little Hay Golf club and other sporting clubs and facilities in nearby Berkhamsted and Hemel Hempstead.



An excellent choice of places to dine out in nearby Berkhamsted and Hemel Hempstead

Approximate Gross Internal Area  
Ground Floor = 92.0 sq m / 990 sq ft  
First Floor = 91.2 sq m / 982 sq ft  
Total = 183.2 sq m / 1972 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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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.