

Mulburries



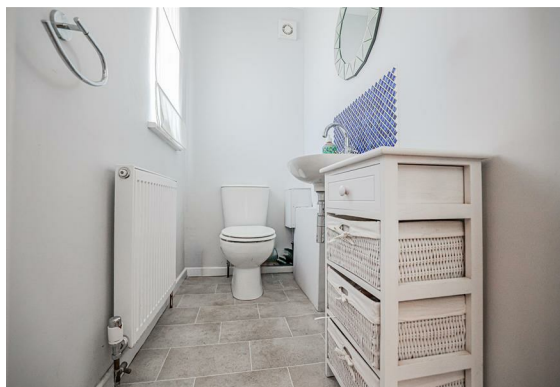
Austins Mead, Bovingdon, Hemel Hempstead, HP3 0JX

Guide price £550,000



Austins Mead, Bovingdon, Hemel Hempstead, HP3 0JX

- **Three-bedroom semi-detached home in Bovingdon**
- **Two separate reception areas offering flexible family space**
- **Bright conservatory with garden access**
- **Modern fitted kitchen with breakfast bar**
- **Ground floor cloakroom**
- **Generous rear garden with patio, raised beds and pergola**
- **Garage measuring approximately 6.52m in length**
- **Village shops, primary school and countryside, with access to London rail links**



Village living with space for the whole family! This well-presented three-bedroom semi-detached home in Bovingdon offers two reception areas, a bright conservatory, a generous rear garden and a garage.

Mulburries are delighted to present this three-bedroom semi-detached home in Bovingdon, offering versatile living space, a generous rear garden and a garage. Combining village surroundings with access to Hemel Hempstead, this appealing property is well suited to families and buyers seeking room to grow.

The entrance hall leads to a convenient downstairs WC and a modern fitted kitchen at the heart of the home. White cabinetry, contrasting work surfaces, a built-in oven and hob, and a breakfast bar create a practical



setting for cooking and casual dining.

Two separate reception areas give the ground floor excellent flexibility. The main reception room opens into a bright conservatory, providing an inviting space for dining and entertaining, with doors leading onto the garden. A second lounge accessed from the kitchen makes an ideal additional sitting room, playroom or home office.

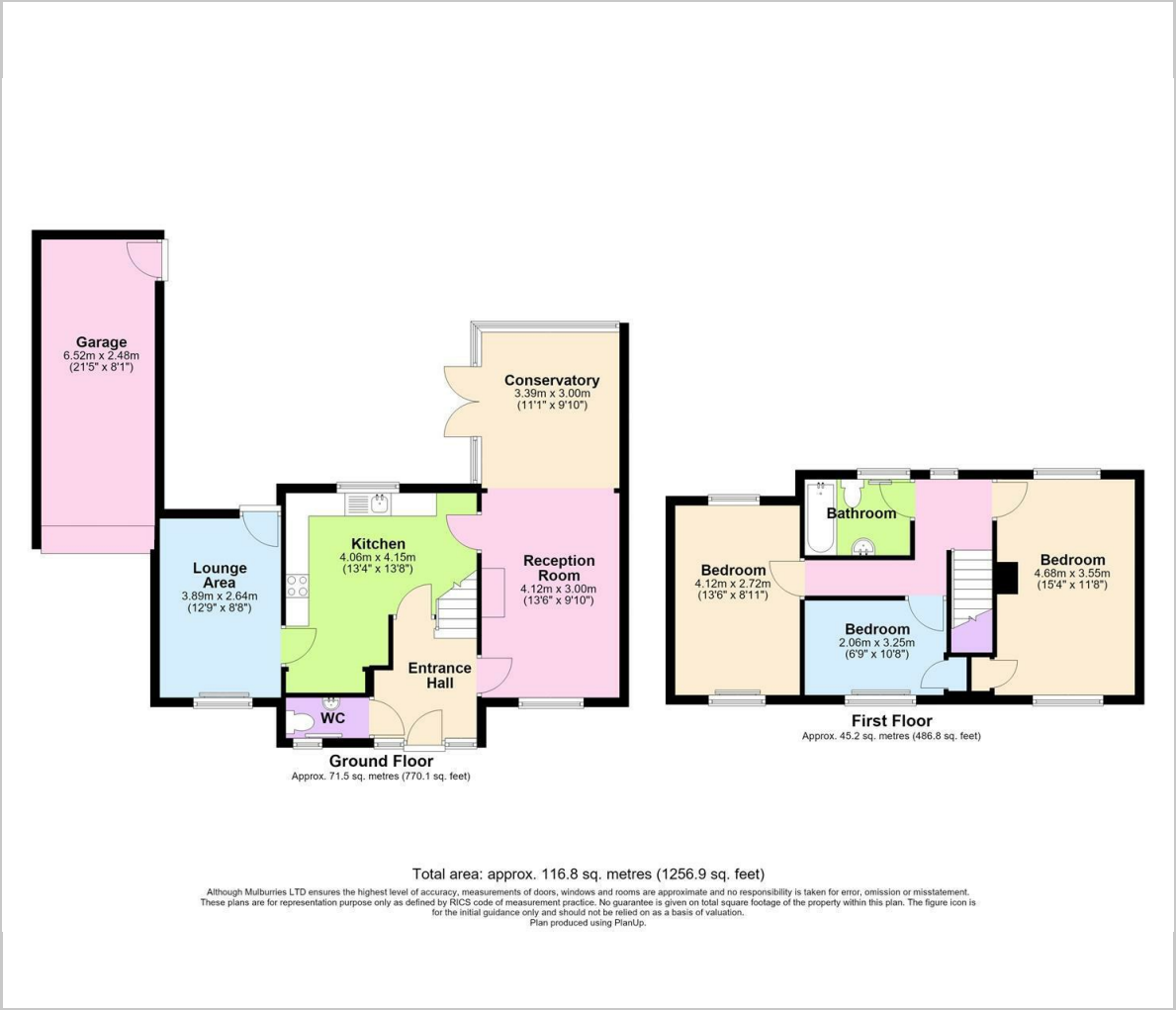
Upstairs are three bedrooms, including two well-proportioned doubles. The principal bedroom benefits from extensive fitted wardrobes, while the third bedroom could also serve as a nursery or study. A family bathroom with a bath and overhead shower completes the first floor.

The rear garden offers a substantial paved terrace for outdoor dining, complemented by gravelled sections, raised planting beds and a timber pergola. The garage measures approximately 6.52m in length, providing useful storage space.

Bovingdon offers an appealing village lifestyle, with High Street shops, local pubs and Bovingdon Primary Academy serving the community. Surrounding countryside provides opportunities for walks, while nearby Hemel Hempstead offers a wider choice of shopping and leisure facilities. For commuters, Hemel Hempstead station provides direct services to London Euston, with the A41 and M25 connecting to the wider road network.

A versatile family home combining generous living areas with the benefits of a well-connected Hertfordshire village. Contact Mulburries to arrange your viewing.

Floor Plan



Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH
Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk

Area Map



Energy Efficiency Graph

