





£440,000

Located in the popular Woodhall Farm area this three-bedroom link-detached home offers generous living space and plenty of potential to make it your own. The property comprises a spacious lounge/diner, kitchen, three good-sized bedrooms, and a family bathroom. Outside, there is a private driveway, garage, and a rear garden. Ideally positioned for local schools, shops, and transport links, this property is offered to the market with no upper chain.

Property Description

ENTRANCE

Front door with storm porch over to:

LOUNGE/DINING ROOM

Double glazed windows to front and rear aspects. Two radiators, stairs rising to first floor, under stairs storage cupboard, engineered wood flooring, opening to:

KITCHEN

Double glazed window and door to conservatory. Fitted with a range of wall-mounted and floor units with rolled edge work surface over, ceramic one and a half bowl sink unit with mixer tap and drainer, integrated induction hob and electric double ovens, space for under counter fridge, space for slimline dishwasher, breakfast bar.

CONSERVATORY

A range of double glazed windows and doors with radiator, door to garage.

LANDING

Access to loft space via drop down ladder, doors to:

BEDROOM ONE

Double glazed window to front aspect. Radiator, a range of built-in wardrobes.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built-in wardrobes.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin in vanity unit, radiator, walk-in shower, extractor fan, tiled walls.

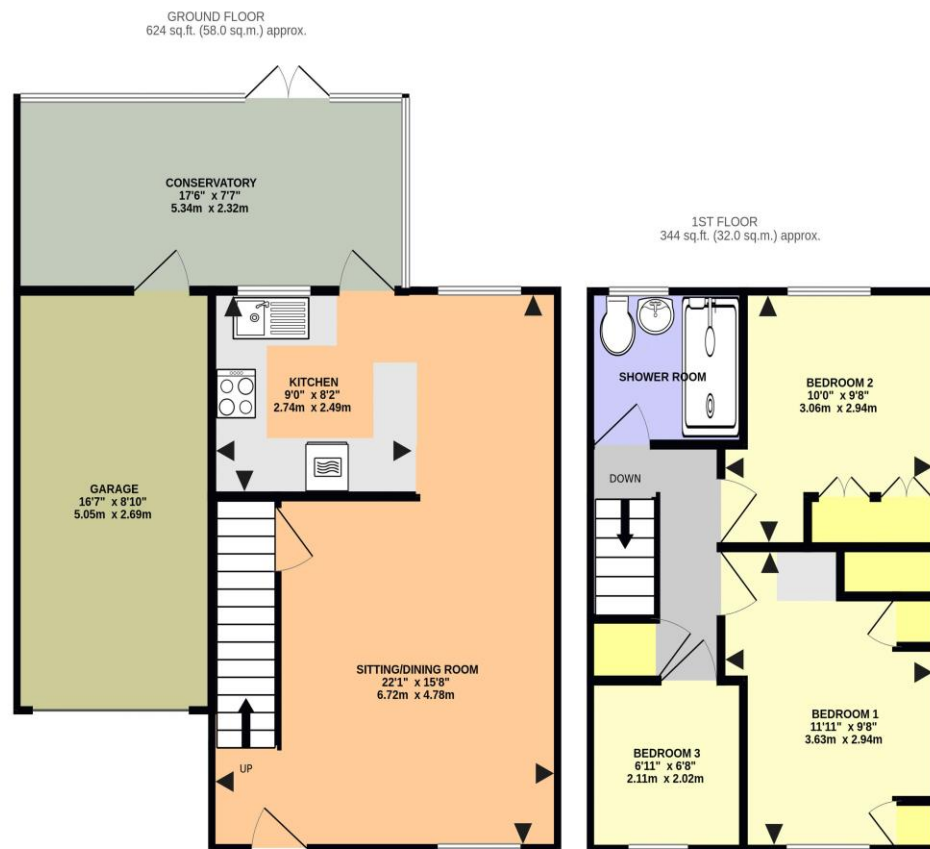
OUTSIDE

GARAGE/PARKING

Block paved driveway for two cars. Garage with roller shutter door, power and lighting, wall-mounted gas combi boiler.

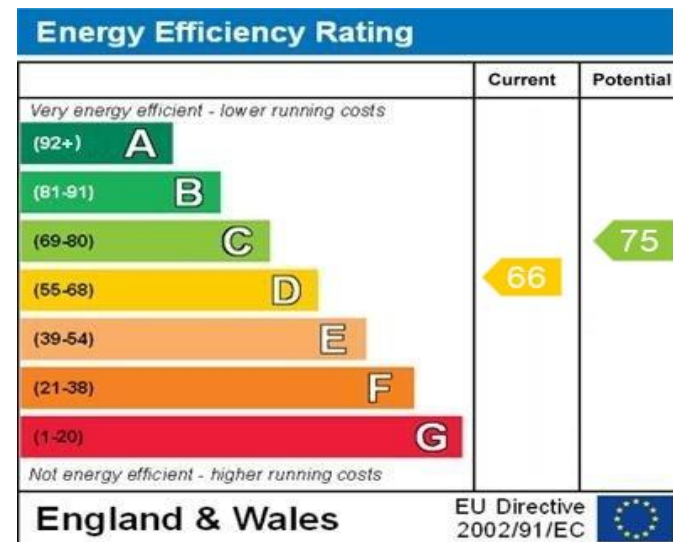
REAR GARDEN

A low maintenance rear garden laid to block paving and shingle with mature flower and shrub beds, pond, gated access to passageway.



BERKELEY SQUARE, HEMEL HEMPSTEAD HP2 7QR (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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