



Connells

Wootton Drive
Hemel Hempstead

Wootton Drive Hemel Hempstead HP2 6LB

for sale
£675,000



Property Description

PRESENTED TO A HIGH STANDARD THROUGHOUT. Four bedroom detached family home at the sought-after Wootton Drive, Hemel Hempstead. Many benefits include DRIVEWAY and DOUBLE-LENGTH GARAGE, downstairs cloakroom, luxury fitted family bathroom, modern fitted kitchen and utility, great sized lounge and separate dining room with views of the stunning rear garden and local parkland. Close to local shops, schools and transport links. The ideal family home, call now to arrange a viewing!

Entrance Porch

Double glazed door, double glazed window and wall mounted electric heater.

Entrance Hall

Door to front, two double glazed windows, cupboard, understairs cupboard and radiator.

Cloakroom

Fitted with low level WC, wash hand basin and extractor fan.

Lounge

20' 3" x 12' 9" (6.17m x 3.89m)

Double glazed window, TV point, radiator and double doors to dining room.

Dining Room

12' 9" x 11' 4" (3.89m x 3.45m)

Double glazed patio doors, TV point and radiator.

Kitchen

15' 5" x 10' 6" (4.70m x 3.20m)

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashback, breakfast bar, space for range cooker, integrated microwave oven, plumbing for dishwasher, radiator, tiled flooring and double glazed window..

Utility Room

8' 6" x 7' 7" (2.59m x 2.31m)

Fitted with wall and base units, plumbing for washing machine, radiator, double glazed window and double glazed door.

Double Landing

Stairs from entrance hall, airing cupboard with central heating boiler, cupboard and double glazed window.

Bedroom 1

12' 9" x 12' 2" (3.89m x 3.71m)

Double glazed window, TV point, radiator and fitted wardrobe/dressing area.

Bedroom 2

11' 4" x 9' 9" (3.45m x 2.97m)

Double glazed window and radiator.

Bedroom 3

12' 7" x 12' 2" (3.84m x 3.71m)

Double glazed window and radiator.

Bedroom 4

11' 3" max x 9' 1" (3.43m max x 2.77m)

Double glazed window and radiator.

Bathroom

Fitted with bath with mixer taps, shower cubicle, low level WC, wash hand basin, radiator, full tiling and double glazed window.

Front Garden

Driveway parking for two vehicles, lawned area with beds and borders and side access gate.

Rear Garden

Decking area leading to decking seated area, steps leading down to lawn and patio area, second seating area and shed.

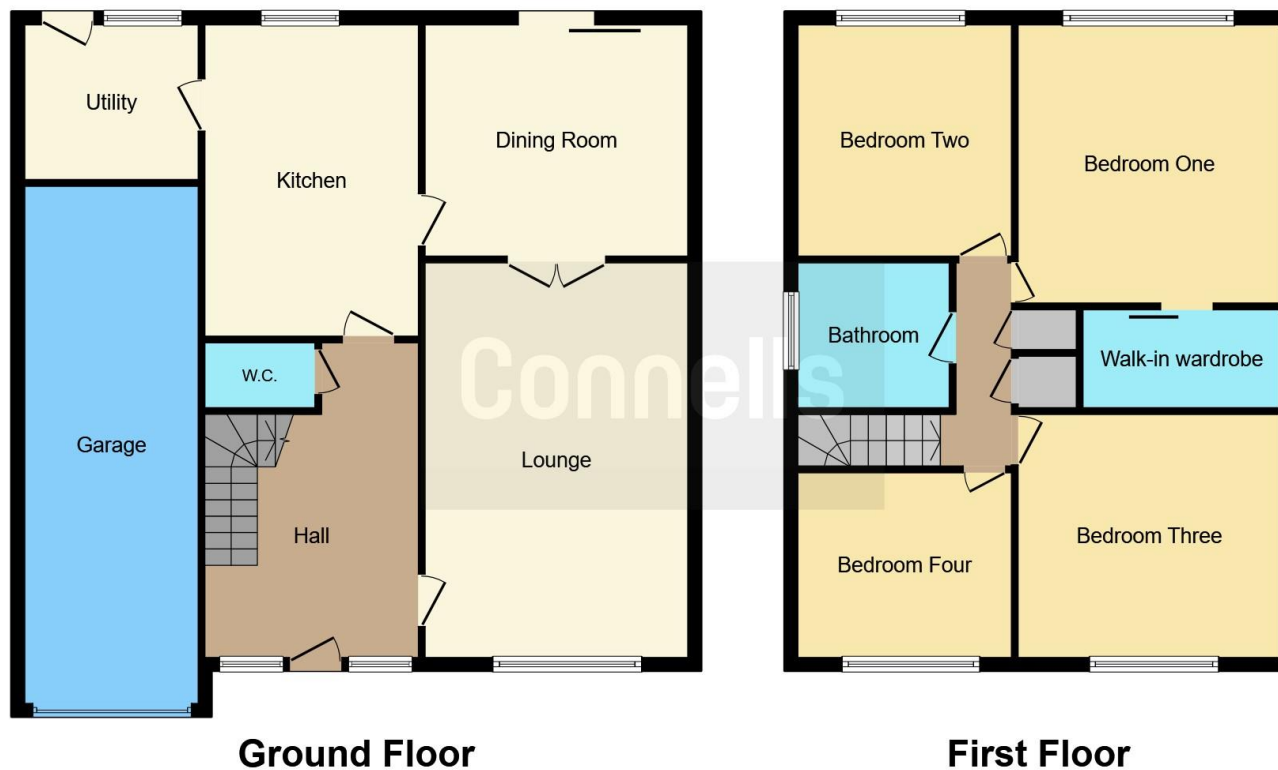
Integral Garage

Electric up & over door, power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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