



## Glamis Close, Hemel Hempstead, HP2 7QB

### Offers In Excess Of £415,000

Nestled in the charming Cul de Sac of Glamis Close, Woodhall Farm, this delightful three-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a well-proportioned reception room, modern fitted kitchen and bathroom suite, gas central heating, double glazing, off road parking, workshop and garage.

The three bedrooms offer ample room for relaxation and personalisation, making it an ideal space for both children and adults. The bathroom is conveniently located, ensuring ease of access for all residents.

This house is situated in a friendly neighbourhood, providing a sense of community while still being close to local amenities, schools, and parks. Hemel Hempstead itself is known for its rich history and vibrant atmosphere, offering a variety of shops, restaurants, and recreational activities.



## Porch

UPVC door to front, radiator, laminate flooring and cupboard.

**Lounge/Diner 24'0 max x 16'0 max (7.32m max x 4.88m max)**



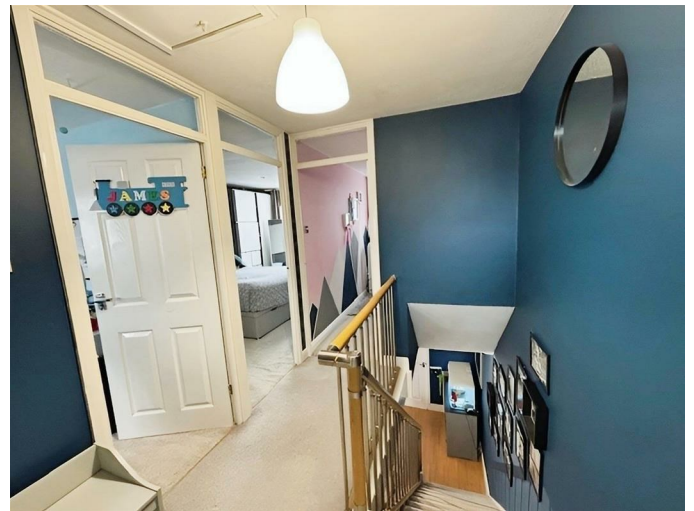
Double glazed window, two radiators, laminate flooring, coving, stairs to first floor, understairs cupboard, TV point and double glazed french doors to garden.

**Kitchen 9'0 x 8'0 (2.74m x 2.44m)**



Modern fitted kitchen with wall and base units with wood work surfaces to compliment, tiled splashbacks, double glazed window, 1 1/2 bowl sink with drainer, electric double oven, electric hob with cooker hood over, plumbing for washing machine and dishwasher and tiled floor.

## Landing



Loft access and radiator.

**Bedroom One 13'0 x 9'0 (3.96m x 2.74m)**



Double glazed window and radiator.

**Bedroom Two 11'0 x 7'10 (3.35m x 2.39m)**



Double glazed window and radiator.

### **Bedroom Three 7'0 x 6'6 (2.13m x 1.98m )**



Double glazed window, radiator and built in cupboard.

### **Bathroom**



Frosted double glazed window, panelled bath with Aqualisa digital shower over, wash hand basin with vanity unit and low level wc.

### **Front**

Paved for off road parking.

### **Rear Garden**

Laid to lawn with flower and shrub borders, patio area, pathway to rear access and shed.

### **Workshop**

With power and lighting.

### **Garage**

In block to the rear of the property.



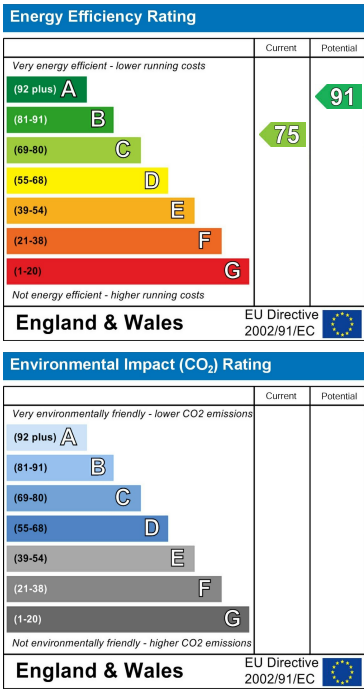
Floor Plan



Area Map



Energy Efficiency Graph



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