



Berkeley Square, Hemel Hempstead, HP2 7QR
£450,000

Located in this popular no through road in Woodhall Farm is this well presented end of terrace family home. Boasting three bedrooms, lounge, dining room, modern fitted kitchen, gas central heating, double glazing, off road parking and garage. Situated close to the local shops and the M1, M25 and A41 road links. Book your viewing today!

Entrance Porch

Double glazed front door, double glazed window, radiator and tiled floor.

Dining Room 11'4 x 9'8 (3.45m x 2.95m)



Double glazed window and radiator.

Lounge 15'11 x 10'6 (4.85m x 3.20m)



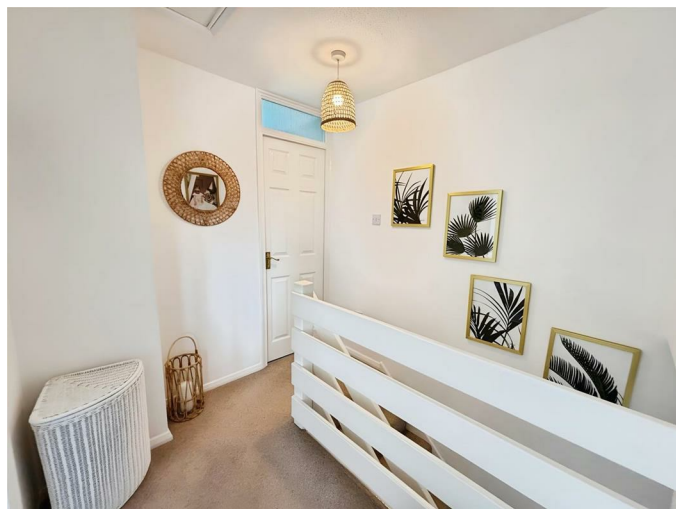
Double glazed window, radiator, TV point and stairs to first floor.

Kitchen 10'6 x 6'7 (3.20m x 2.01m)



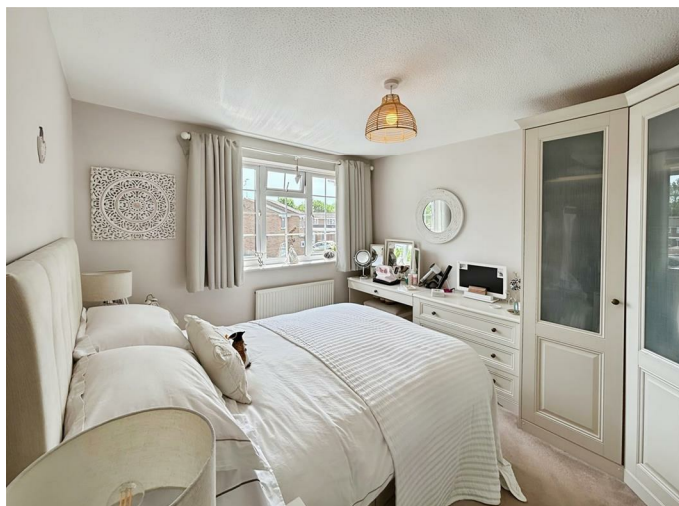
Fitted kitchen with wall and base units and work surfaces to compliment, sink with drainer and mixer taps, electric hob with cooker hood over, double electric oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, double glazed window and double glazed door to garden.

Landing



Loft access

Bedroom One 11'11 x 10'7 (3.63m x 3.23m)



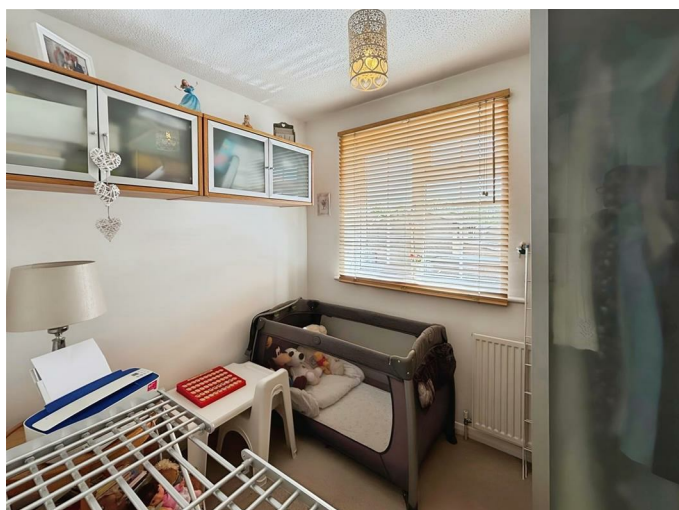
Double glazed window, radiator and fitted wardrobes.

Bedroom Two 10'8 x 9'11 (3.25m x 3.02m)



Double glazed window and radiator.

Bedroom Three 9'0 into door recess x 7'11 (2.74m into door recess x 2.41m)



Double glazed window, radiator and

cupboard.

Bathroom



Double glazed window, panelled bath with mixer taps and shower over, wash hand basin and vanity unit, low level wc with hidden cistern, heated towel rail, fully tiled walls.

Front Garden

Paved for off road parking

Rear Garden



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

Garage 16'3 x 8'10 (4.95m x 2.69m)

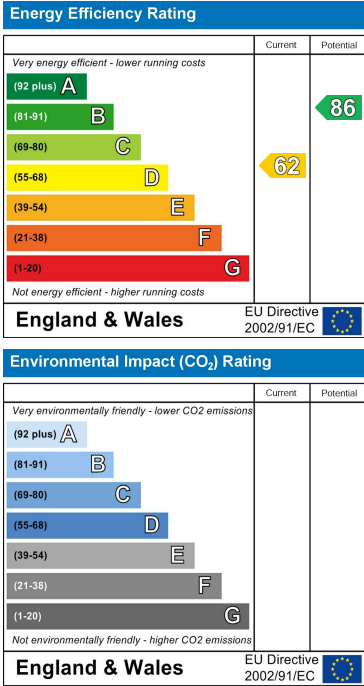
Floor Plan



Area Map



Energy Efficiency Graph



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.