



Botley Road, Hemel Hempstead, HP2 7JL
£530,000

Situated in Woodhall Farm is this spacious detached house offered with the benefit of NO UPPER CHAIN. Boasting four bedrooms, living room, dining room, 13'2 fitted kitchen, gas central heating, double glazing, off road parking and garage. Located within easy reach of the local shops and transport facilities and the M1, M25 and A41 road links.

Entrance Hall

Front door, under stairs cupboard and radiator.

Downstairs Cloakroom

Double glazed window, low level wc, wash hand basin and radiator.

Living Room 20'6 x 13'4 (6.25m x 4.06m)

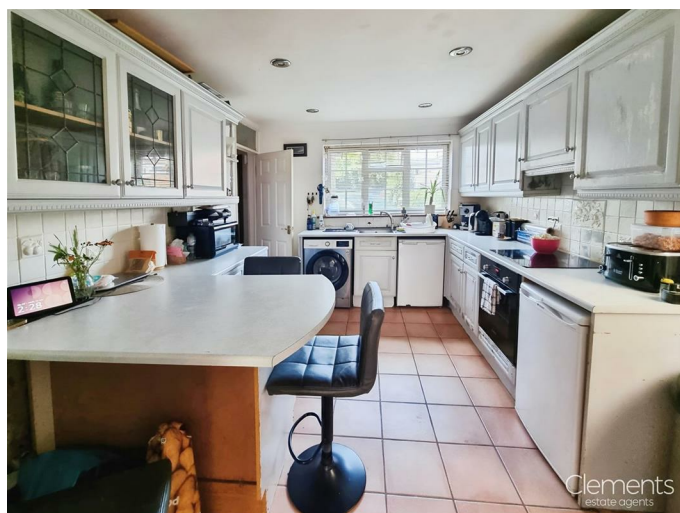
Three double glazed windows, double glazed french doors to garden, two radiators, coving and TV point.

Dining Room 10'5 x 10'0 (3.18m x 3.05m)



Double glazed window, double glazed french doors to garden, coving and radiator.

Kitchen 13'2 x 10'0 (4.01m x 3.05m)



Fitted kitchen comprising wall and base units with work surfaces to compliment, stainless steel sink with drainer and mixer taps and tiled splashbacks, plumbing for washing machine, plumbing for dishwasher, electric oven, electric hob with cooker hood over, tiled flooring and breakfast bar.

Landing

Loft access

Bedroom One 14'1 max x 10'1 max (4.29m max x 3.07m max)



Double glazed window, radiator, coving and built in cupboard.

Bedroom Two 13'0 x 9'6 (3.96m x 2.90m)



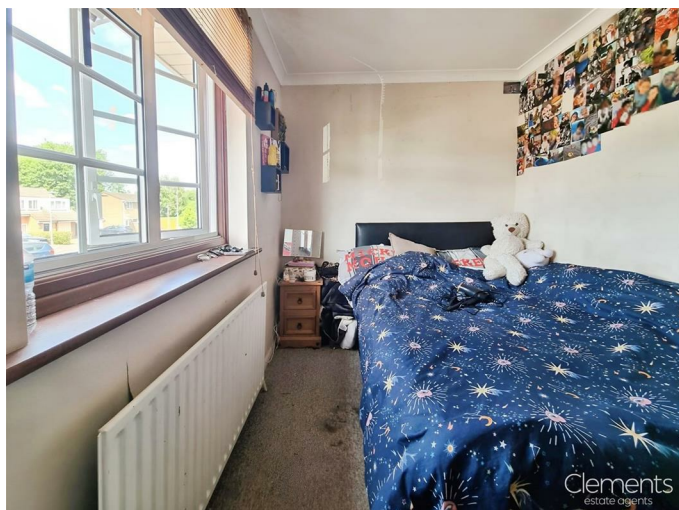
Double glazed window, radiator and coving.

Bedroom Three 11'3 x 9'4 (3.43m x 2.84m)



Double glazed window, radiator and coving.

Bedroom Four 10'0 x 6'11 (3.05m x 2.11m)



Double glazed window, radiator, coving and built in cupboard.

Bathroom



Panelled bath with mixer taps and shower

over, low level wc, pedestal wash hand basin with mixer taps, fully tiled walls, tiled flooring and double glazed window.

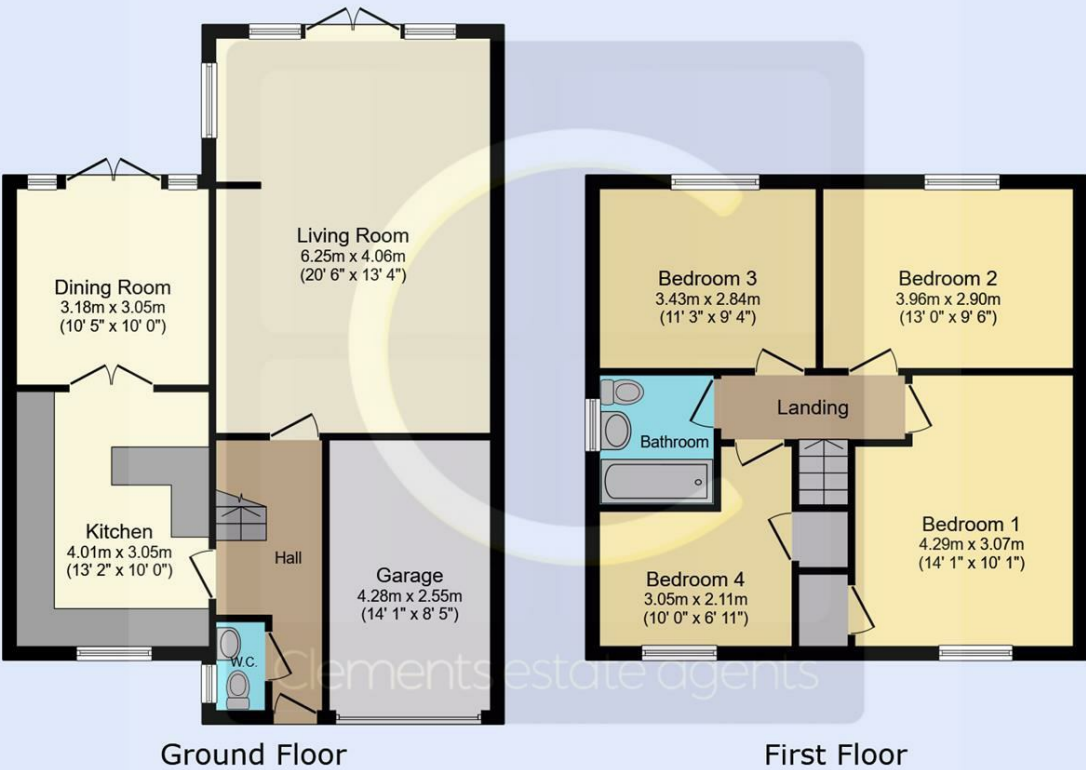
Front Garden

Rear Garden

Laid to lawn with shrub borders and patio area.

Garage

Floor Plan

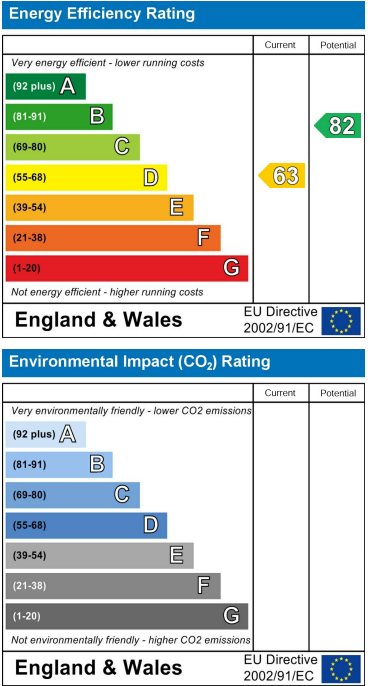


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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.