Clements estate agents

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

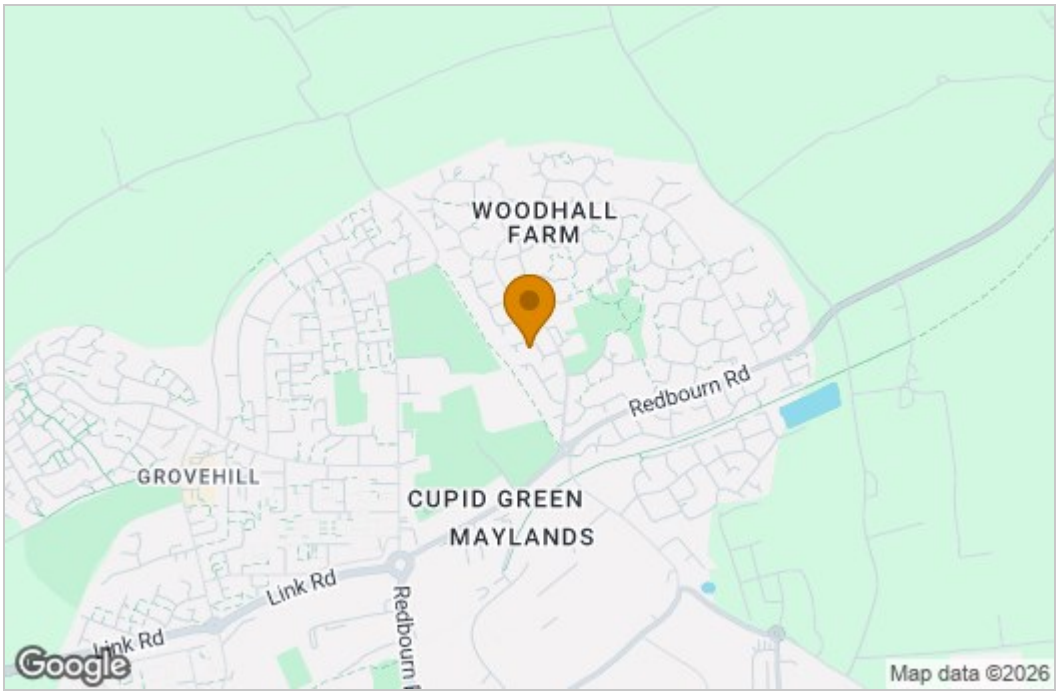
Rear Garden

Laid to lawn with shrub boarders and patio area.

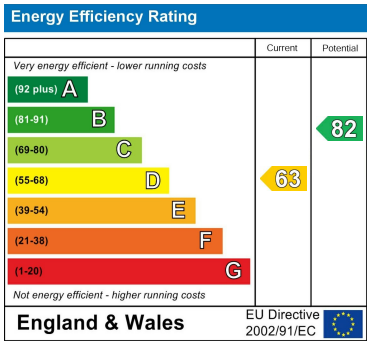
Garage

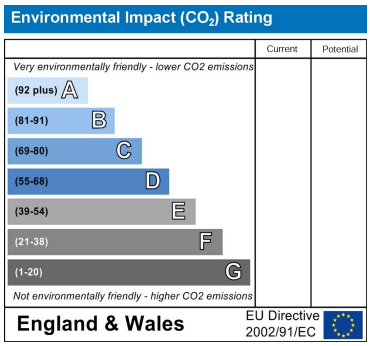
Floor Plan

Area Map



Energy Efficiency Graph





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