





**Guide Price**  
**£365,000**

Set in wonderfully secluded location on a green in Woodhall Farm, close to all local amenities and popular schools this well presented three bedroom family home comprises lounge, dining room, brand new modern refitted kitchen, beautiful garden and a family bathroom. In addition, the property has a garage in a block.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE PORCH**

Wall mounted gas boiler, radiator, glazed door to:

## **LOUNGE**

Double glazed window to front aspect. Stairs to first floor, understairs storage cupboard, radiator, built in unit, double doors to:

## **DINING ROOM**

Double glazed UPVC doors to garden, radiator, door to:

## **KITCHEN**

Double glazed door and window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, stainless steel single drainer sink with mixer tap, space for cooker, washing machine and fridge/freezer, extractor fan, radiator, spotlights, wood effect flooring.

## **LANDING**

Access to loft space, doors to all rooms.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, range of built in wardrobes.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator, built in wardrobe.

## **BEDROOM THREE**

Double glazed window to front. Radiator, range of built in storage cupboards.

## **BATHROOM**

Frosted double glazed window to rear aspect. Low level w.c. and wash hand basin in vanity unit, panelled bath with shower over and shower screen, towel radiator, tiled walls and floor.

## **OUTSIDE**

### **FRONT GARDEN**

Mainly laid to lawn with flower and shrub beds, pathway to front door.

### **REAR GARDEN**

Mainly laid to lawn with patio area, mature flower and shrub beds.

### **GARAGE**

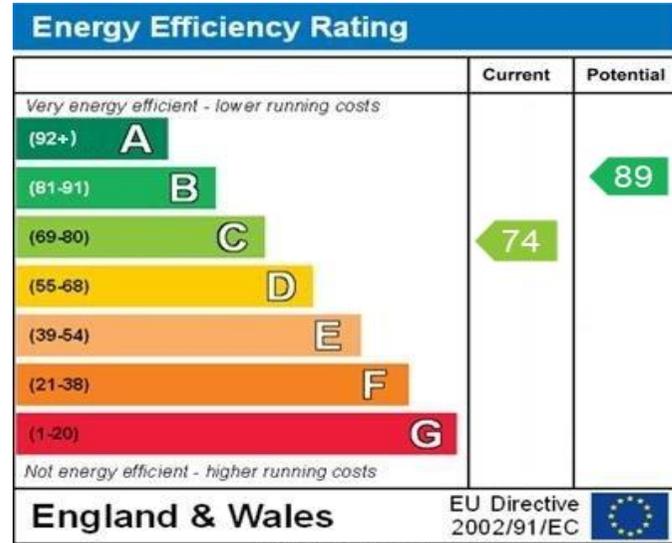
Garage with up and over door in a block to the rear.

### **COUNCIL TAX BAND: D**

### **EPC RATING: C**



TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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33 Marlowes Hemel Hempstead Herts HP1 1LA  
01442 260025 | hemel@maea.co.uk