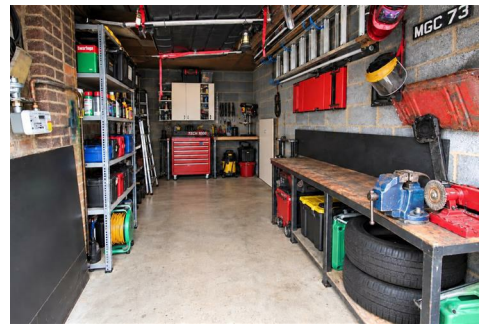




## Braemar Turn, Hemel Hempstead, HP2 7QQ

### Offers In Excess Of £400,000

Located in this sought after location in Woodhall Farm is this well presented terraced family home. Boasting three bedrooms, modern fitted kitchen, 16'3 living room, dining room, gas central heating, double glazing, contemporary bathroom suite, garage, off road parking and cellar room.

Situated within easy reach of the local shops including a Sainsburys, primary schools, the Nicky line, transport facilities and the M1, M25 and A41 road links.

Welcome to this charming terraced family home located on Braemar Turn in the desirable area of Woodhall Farm. This well-presented property offers a comfortable living space, perfect for families or those seeking a welcoming environment.

Spanning approximately 797 square feet, the house features three spacious bedrooms, providing ample room for relaxation and rest. The modern fitted kitchen is a highlight, seamlessly connecting to a generous 16'3 living room, ideal for entertaining guests or enjoying family time. Additionally, there is a separate dining room, perfect for hosting dinner parties or enjoying meals together.

The property benefits from gas central heating and double glazing, ensuring warmth and comfort throughout the year. For added convenience, there is a garage and off-road parking, making it easy to come and go without the hassle of street parking. The expansive cellar spans the full footprint of the house, offering excellent potential for further development, with approximately one third already prepared for practical storage use.

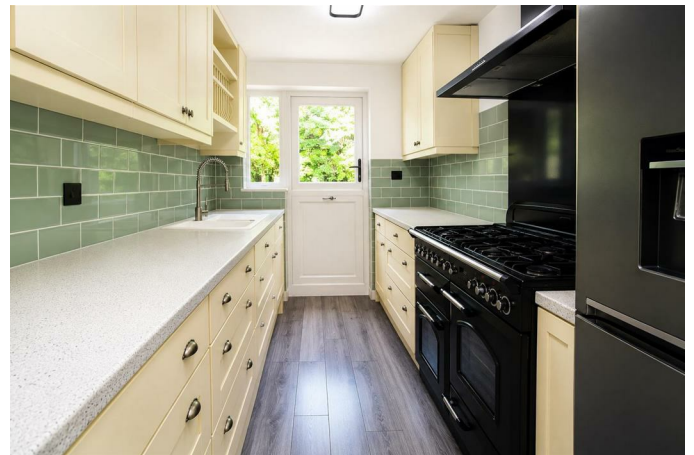
This delightful home is situated in a friendly neighbourhood, close to local amenities and excellent transport links, making it an ideal choice for those looking to settle in Hemel Hempstead. With its combination of modern features and practical living spaces, this terraced house is a wonderful opportunity for anyone seeking a new home. Don't miss the chance to make this lovely property your own.

### **Hallway**

**Living Room 16'3 x 11'1 (4.95m x 3.38m)**

**Dining Room 12'9 x 9'11 (3.89m x 3.02m)**

### **Modern Fitted Kitchen 10'11 x 6'9 (3.33m x 2.06m)**



### **Landing**

**Bedroom One 13'3 x 10'5 (4.04m x 3.18m)**

**Bedroom Two 10'6 x 10'5 (3.20m x 3.18m)**

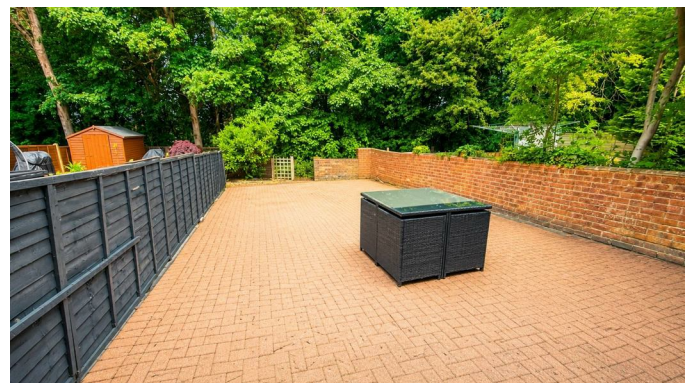
**Bedroom Three 7'10 x 7'5 (2.39m x 2.26m)**



### **Bathroom**

### **Off Road Parking**

### **Rear Garden**

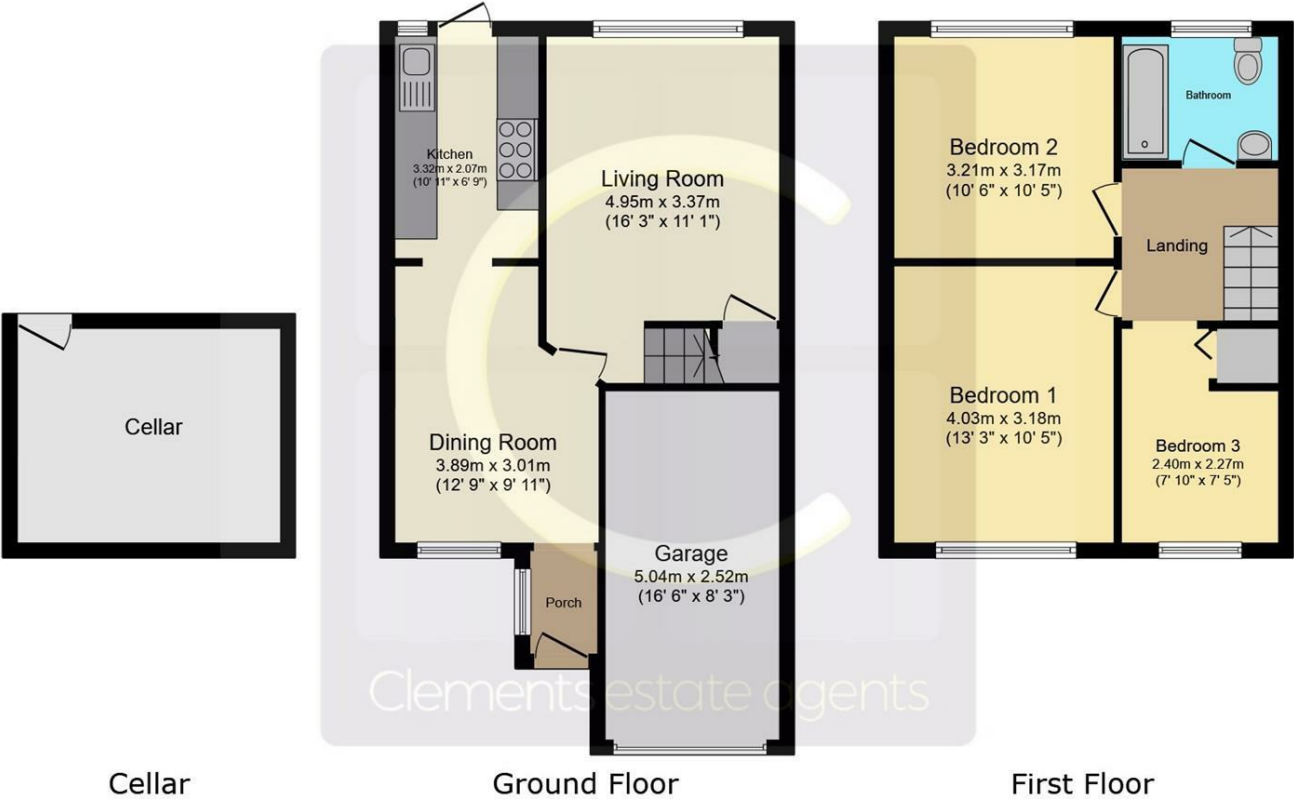


**Cellar Room**



**Garage**

Floor Plan

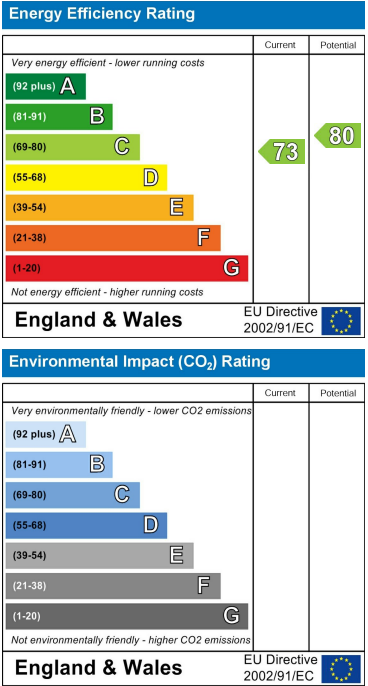


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.