



REGENT  
ESTATES



# WESTBROOK DRIVE, HEMEL HEMPSTEAD

£450,000 Freehold

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## ACCOMMODATION

A beautifully presented and well-proportioned two double bedroom home with allocated off-street parking for two cars, set within the modern canalside development of Westbrook Moorings, ideally positioned between Berkhamsted and Hemel Hempstead.

Constructed in 2022, the property offers thoughtfully planned accommodation throughout. The ground floor comprises a spacious entrance porch with doors to a guest cloakroom and an inner hallway, which opens into a fully integrated fitted kitchen featuring a range of wall and base units. A further door leads to the generous living/dining room, with patio doors opening onto the rear garden.

To the first floor is a landing with loft access, two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, and a luxury family bathroom completing the accommodation.

Externally, the property enjoys a generous and private rear garden, arranged with a patio seating area leading to a lawn, enclosed by fenced boundaries, with a shed positioned at the rear of the garden. To the front are two allocated parking spaces.

Finished to a high specification throughout, the property includes upgraded fixtures and fittings, and benefits from approximately six years remaining on the new-build warranty. An internal viewing is highly recommended to fully appreciate this impressive home.

NB: The current vendors advise there is a maintenance charge for the upkeep of the communal grounds of approximately £516.07 per annum.

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

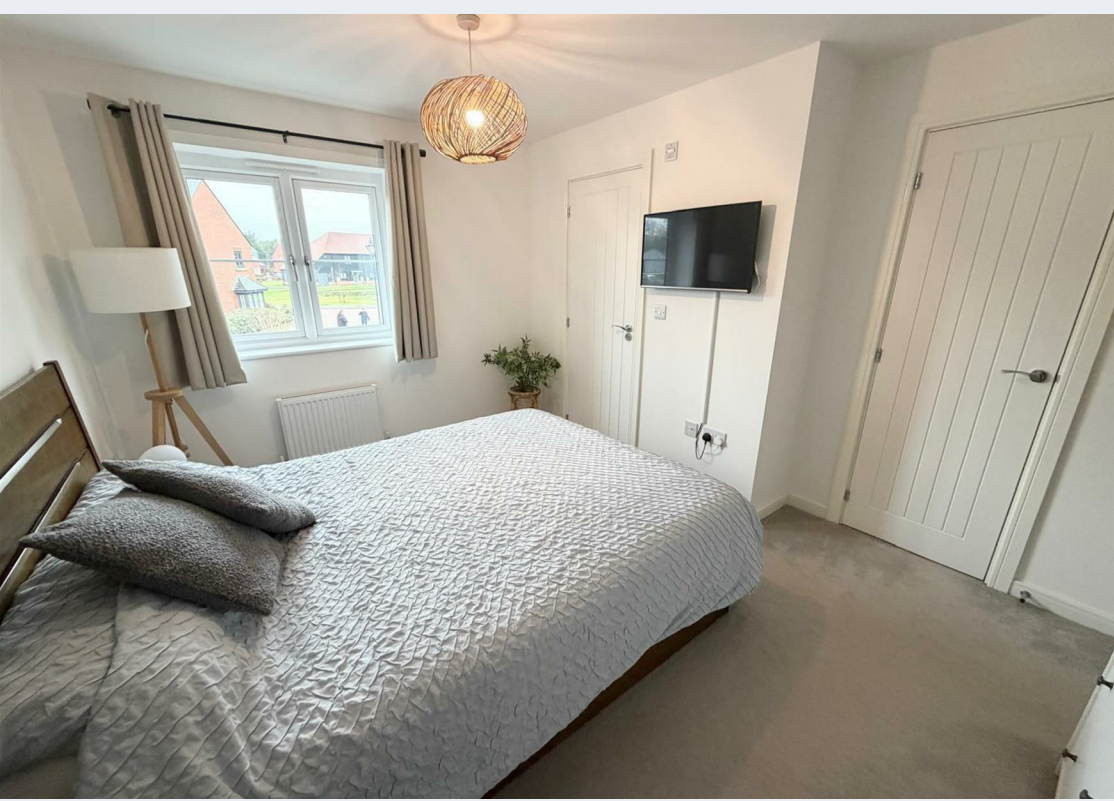
Strictly by appointment through Regent Estates.

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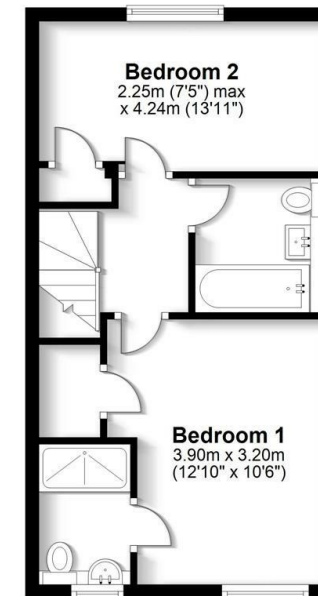
### Ground Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



### First Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



Total area: approx. 69.8 sq. metres (751.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
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