





£420,000

Located in the popular Woodhall Farm area this three-bedroom link-detached home offers generous living space and plenty of potential to make it your own. The property comprises a spacious lounge/diner, kitchen, three good-sized bedrooms, and a family bathroom. Outside, there is a private driveway, garage, and a rear garden. Ideally positioned for local schools, shops, and transport links, this property is offered to the market with no upper chain.

Property Description

ENTRANCE

Front door with storm porch over to:

LOUNGE/DINING ROOM

Double glazed windows to front and rear aspects. Two radiators, stairs rising to first floor, under stairs storage cupboard, engineered wood flooring, opening to:

KITCHEN

Double glazed window and door to conservatory. Fitted with a range of wall-mounted and floor units with rolled edge work surface over, ceramic one and a half bowl sink unit with mixer tap and drainer, integrated induction hob and electric double ovens, space for under counter fridge, space for slimline dishwasher, breakfast bar.

CONSERVATORY

A range of double glazed windows and doors with radiator, door to garage.

LANDING

Access to loft space via drop down ladder, doors to:

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built-in wardrobes.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin in vanity unit, radiator, walk-in shower, extractor fan, tiled walls.

OUTSIDE

GARAGE/PARKING

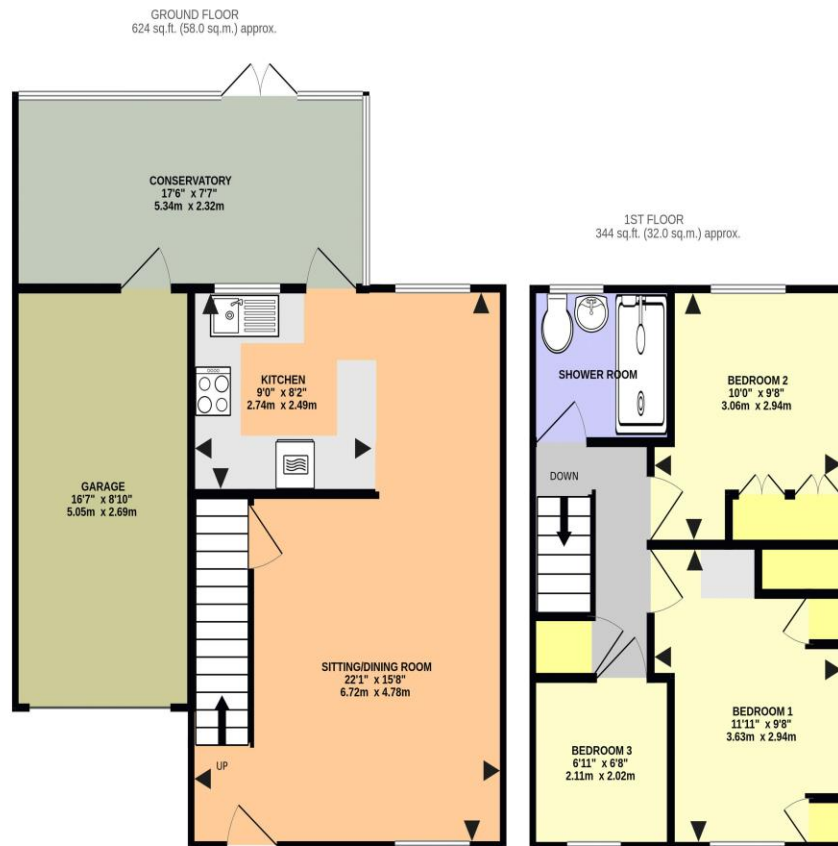
Block paved driveway for two cars. Garage with roller shutter door, power and lighting, wall-mounted gas combi boiler.

REAR GARDEN

A low maintenance rear garden laid to block paving and shingle with mature flower and shrub beds, pond, gated access to passageway.

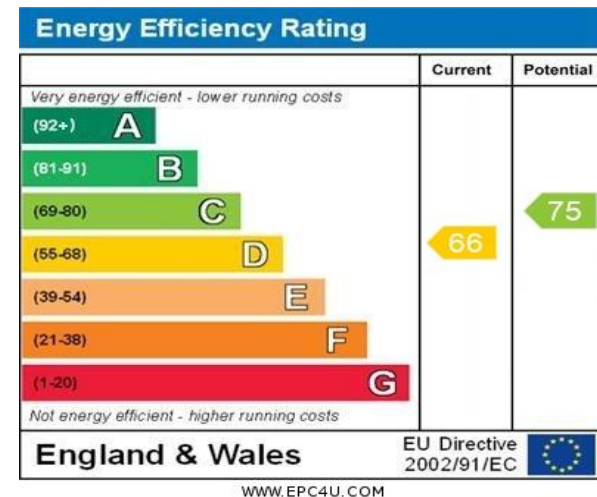
COUNCIL TAX BAND: D

EPC RATING: D



BERKELEY SQUARE, HEMEL HEMPSTEAD HP2 7QR (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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