Clements estate agents

Parr Crescent, Hemel Hempstead, HP2 7LL

Offers In Excess Of £500,000

Located in highly sought after Woodhall Farm is this spacious and well presented detached family home. Boasting FOUR BEDROOMS, 24'3 lounge/diner, 13'3 modern fitted kitchen, office, downstairs cloakroom, contemporary bathroom, gas central heating, double glazing and off road parking.

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

Located in the desirable area of Woodhall Farm, Hemel Hempstead, this spacious and extended four-bedroom detached family home offers a perfect blend of comfort and modern living. The property boasts two generous reception rooms, including a 24'3 lounge/dining room that provides an ideal space for family gatherings and entertaining guests. The modern fitted kitchen, measuring an impressive 13'7, is well-equipped for culinary enthusiasts and adds to the home's appeal.

This residence features four well-proportioned bedrooms, ensuring ample space for family members or guests. The contemporary bathroom suite, along with a convenient downstairs cloakroom, enhances the practicality of the home. With gas central heating and double glazing throughout, you can enjoy a warm and inviting atmosphere all year round.

The property also benefits from off-road parking, providing ease and convenience for residents and visitors alike. Being sold with no upper chain, this home presents a fantastic opportunity for those looking to move in without delay.

In summary, this delightful detached house in Woodhall Farm is perfect for families seeking a spacious and modern living environment. With its excellent location and thoughtful design, it is sure to attract considerable interest. Do not miss the chance to make this wonderful property your new home.

Entrance Hall
Front door, two understairs cupboards, radiator. skylight, and wood flooring

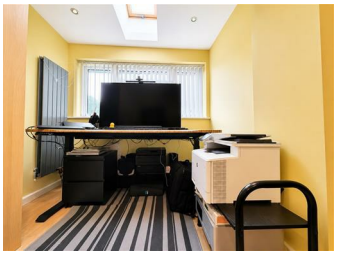
Lounge/Diner 24'3 x 12'8 (7.39m x 3.86m)

Double glazed window, double glazed french doors to garden, wall and base units with work surfaces to compliment, sink with mixer tap, radiator, TV point and built in entertainment unit.

Kitchen 13'3 x 9'7 (4.04m x 2.92m)

Modern fitted kitchen with wall and base units and work surfaces to compliment, 1 1/2 bowl stainless steel sink with drainer and mixer tap, gas hob with cooker hood over, electric double oven, boiler, integrated dishwasher, tiled flooring, double glazed window and double glazed door to side.

Office 16'4 x 8 (4.98m x 2.44m)



Double glazed window, radiator and built in cupboards.

Downstairs Cloakroom

Double glazed window, low level wc and wash hand basin.

Landing
Loft access

Bedroom One 14'11 x 11'7 (4.55m x 3.53m)

Double glazed window and radiator.

Bedroom Two 12;11 x 9'7 (3.66m;3.35m x 2.92m)

Double glazed window and radiator.

Bedroom Three 11'5 x 9'7 (3.48m x 2.92m)

Double glazed window and radiator.

Bedroom Four 9'11 x 7'3 (3.02m x 2.21m)

Double glazed window, radiator and built in wardrobe.

Bathroom

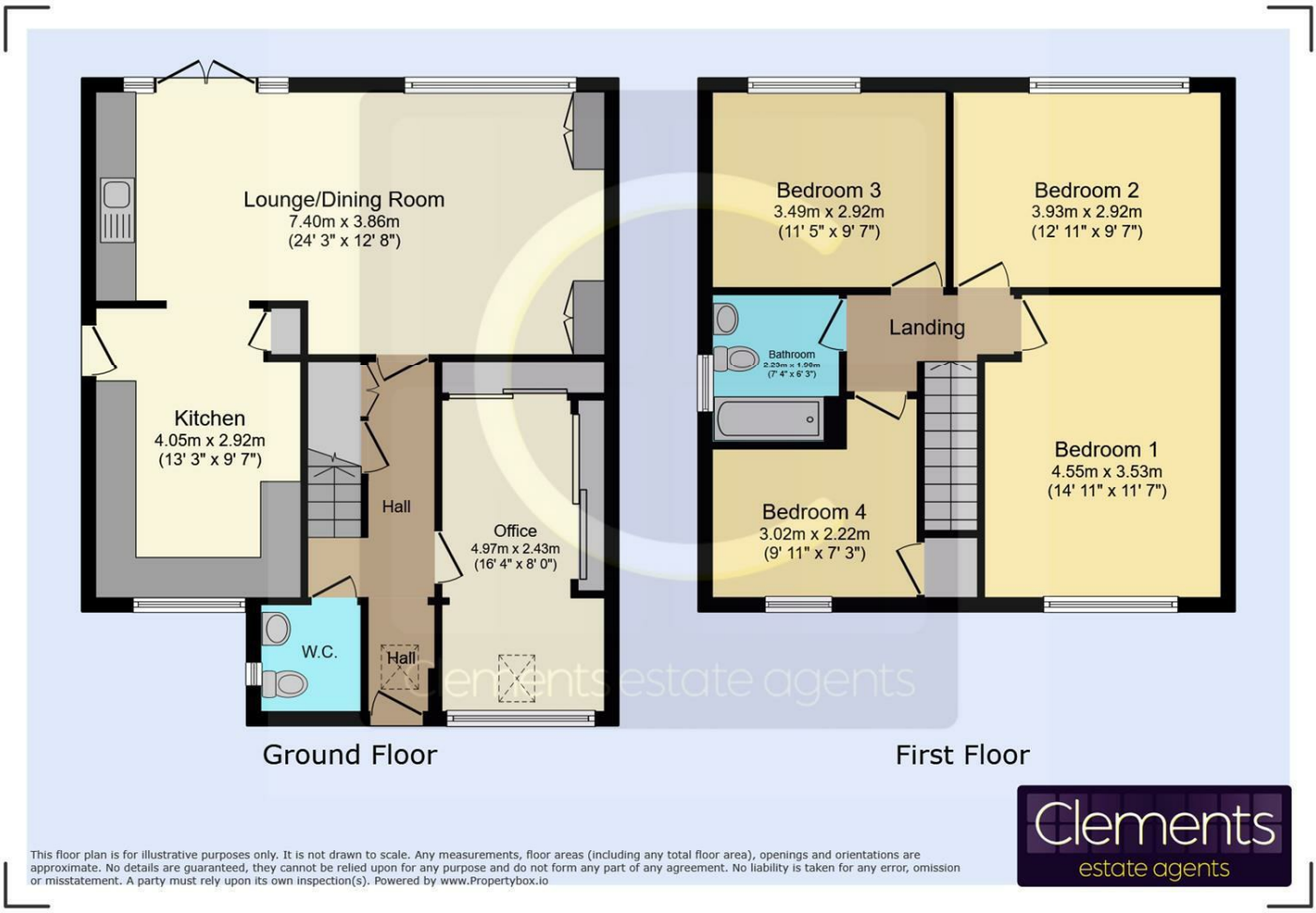
Panelled bath with mixer tap and shower over, low level wc, wash hand basin with vanity unit, tiled flooring and part tiled walls.

Off Road Parking
Paved for off road parking

Rear Garden

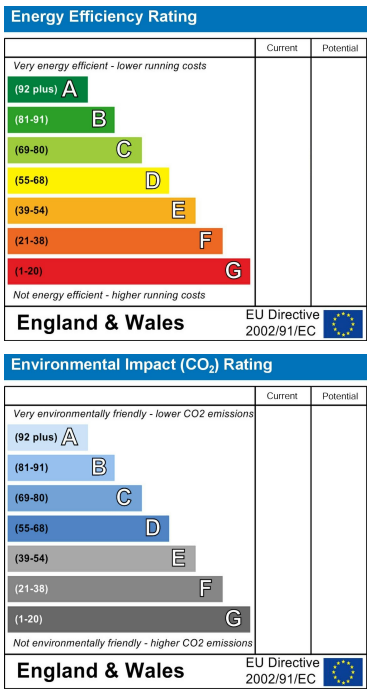
Laid to lawn with patio area and shed.

Floor Plan



Area Map

Energy Efficiency Graph



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