



**Connells**

Wootton Drive  
Hemel Hempstead



### Property Description

Beautifully Presented Four-Bedroom Detached Family Home – Wootton Drive, Hemel Hempstead

Offered in excellent decorative order throughout, this impressive four-bedroom detached family home is situated on the highly desirable Wootton Drive in Hemel Hempstead.

The property boasts a driveway and double-length garage, providing ample parking and storage. Internally, the ground floor features a welcoming entrance hall, a convenient downstairs cloakroom, a modern fitted kitchen with separate utility area, and a spacious lounge ideal for family living. There is also a separate dining room, enjoying open views across the beautifully maintained rear garden and adjoining local parkland, creating a peaceful and private setting.

Upstairs, the home offers four well-proportioned bedrooms, complemented by a luxury fitted family bathroom finished to a high standard.

Located close to local shops, well-regarded schools, and excellent transport links, this property combines comfort, practicality, and location, making it an ideal family home.

Early viewing is highly recommended – call now to arrange your appointment.



## Entrance Porch

Double glazed door, double glazed window and wall mounted electric heater.

## Entrance Hall

Door to front, two double glazed windows, cupboard, understairs cupboard and radiator.

## Cloak Room

Fitted with low level WC, wash hand basin and extractor fan.

## Lounge

Double glazed window, TV point, radiator and double doors to dining room.

## Dining Room

Double glazed patio doors, TV point and radiator.

## Kitchen

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashback, breakfast bar, space for range cooker, integrated microwave oven, plumbing for dishwasher, radiator, tiled flooring and double glazed window.

## Utility Room

Fitted with wall and base units, plumbing for washing machine, radiator, double glazed window and double glazed door.

## Double Landing

Stairs from entrance hall, airing cupboard with central heating boiler, cupboard and double glazed window.

## Bedroom 1

Double glazed window, TV point, radiator and fitted wardrobe/dressing area.

## Bedroom 2

Double glazed window and radiator.

## Bedroom 3

Double glazed window and radiator.

## Bedroom 4

Double glazed window and radiator.

## Bathroom

Fitted with bath with mixer taps, shower cubicle, low level WC, wash hand basin, radiator, full tiling and double glazed window.

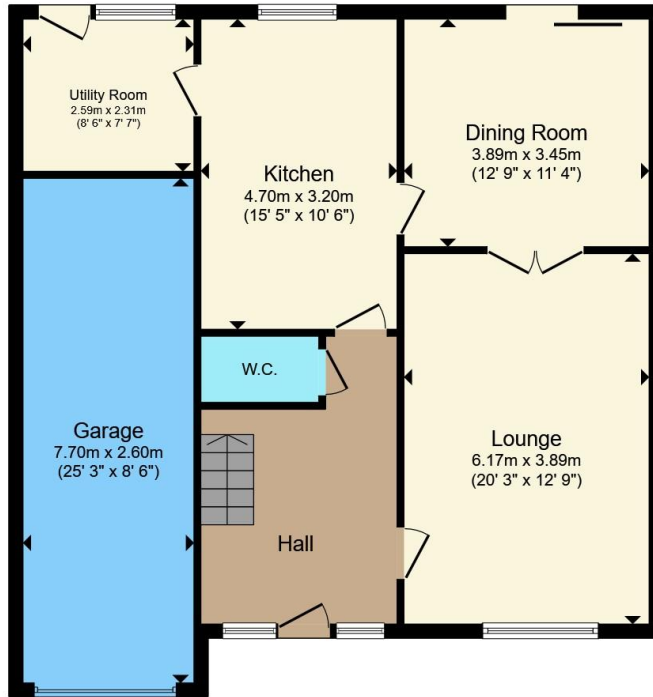
## Front Garden

Driveway parking for two vehicles, lawned

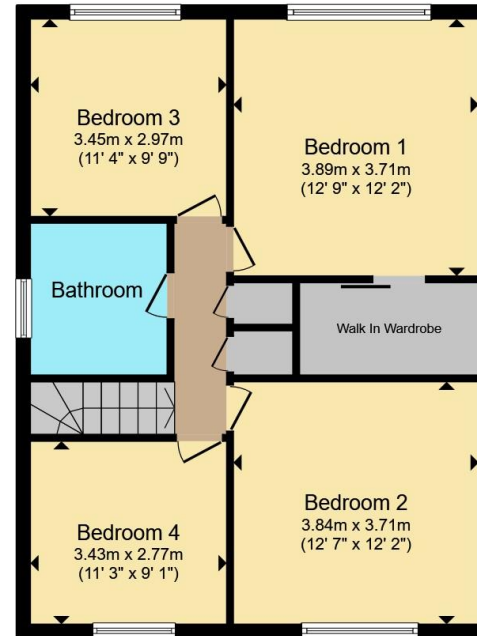








**Ground Floor**



**First Floor**

Total floor area 151.2 m<sup>2</sup> (1,627 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: E

Tenure: Freehold

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