

Mulburries

Bramfield Place, Hemel Hempstead, HP2 7NZ

Guide price £650,000

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Bramfield Place, Hemel Hempstead, HP2 7NZ

- **Four-bedroom detached family home**
- **Generous plot with adjoining land**
- **Potential for a second dwelling, subject to planning permission**
- **Approximately 1,689 sq ft including the garage**
- **Spacious living room extending over 24 feet**
- **Separate second reception room**
- **Brand new boiler installed**
- **Family bathroom and downstairs WC**
- **Substantial garage and extensive driveway parking**
- **Woodhall Farm location close to shops and schools**













A spacious four-bedroom detached home in Woodhall Farm, set on a generous plot with two reception rooms, a substantial garage and extensive parking. Adjoining land offers potential for a second dwelling, subject to planning permission and necessary consents.

Mulburries are delighted to present this four-bedroom detached home in Bramfield Place, Woodhall Farm, occupying a generous plot with an extensive driveway, a substantial garage and exciting scope for the future. The adjoining land offers potential for a second dwelling alongside the existing house, subject to planning permission













and all necessary consents.

The accommodation totals approximately 1,689 sq ft including the garage, with a practical layout suited to family life. An entrance hallway leads to a downstairs WC and two separate reception rooms, offering flexibility for entertaining, working from home or creating a children's playroom.

Stretching over 24 feet, the main living room is a particular highlight, with broad windows overlooking the garden and ample space for both seating and dining furniture. The separate front reception room adds another useful living area, allowing different generations to enjoy their own space.

The kitchen features white cabinetry, contrasting work surfaces and patterned flooring, with a hob, built in electric oven and extractor forming a focal point. Windows bring in natural light, while a side door provides convenient outdoor access.

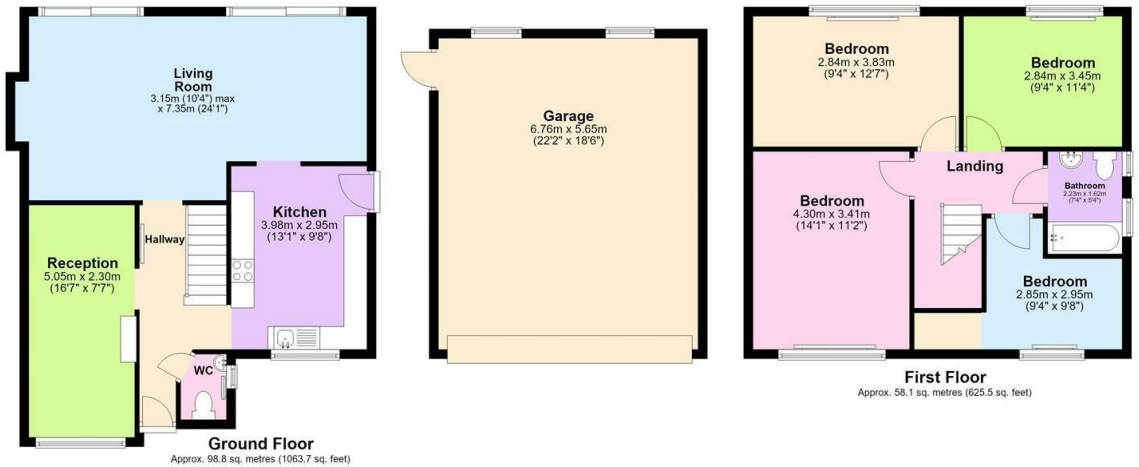
Upstairs, four bedrooms are served by a family bathroom with a bath and separate shower enclosure. Neutral décor throughout provides a versatile backdrop for buyers to personalise.

Outside, the grounds offer lawn, established trees and paved areas, with plenty of space for outdoor dining and family enjoyment. The generous driveway and garage provide useful parking and storage.

The side plot adds appeal for buyers looking to explore development opportunities, alongside the existing family accommodation.

Bramfield Place is a cul-de-sac within Woodhall Farm, convenient for local shops, supermarkets and schools, including Holtsmere End and The Astley Cooper School. Hemel Hempstead town centre offers wider shopping and leisure facilities, while the M1 and M25 provide connections across the region

Floor Plan



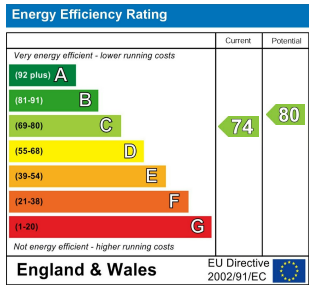
Total area: approx. 156.9 sq. metres (1689.2 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Mulburries Office on 01442 732362
if you wish to arrange a viewing appointment for this property or require further information.

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