

Mulburries

Woodfarm Road , Hemel Hempstead, HP2 4LG

Offers in excess of £480,000



## Woodfarm Road, Hemel Hempstead, HP2 4LG

- Spacious four bedroom family home on Woodfarm Road
- Approx. 144.7 sq.m / 1,557.5 sq.ft total accommodation
- Large main reception room
- Separate dining room ideal for entertaining
- Good-sized kitchen with plenty of storage/worktop space
- Bright conservatory/garden room with access to the rear garden
- Flexible ground floor double bedroom
- First floor family bathroom
- Excellent rear garden with space for family use and outdoor dining
- Convenient for local amenities, schools and commuter links (A41/M1/M25 & Hemel station)

Mulburries are delighted to offer this spacious four bedroom family home positioned on Woodfarm Road, featuring generous living accommodation of approx. 144.7 sq.m / 1,557.5 sq.ft and an impressive rear garden.

The property opens into a welcoming entrance hall with access to a ground floor bathroom and a separate cloakroom, before leading through to the main living spaces. The standout reception room (approx. 6.24m x 3.54m) offers excellent proportions for family living and entertaining, with character features creating a warm, homely feel. A dedicated dining room (approx. 2.50m x 3.11m) sits centrally and connects seamlessly to the kitchen (approx. 4.46m x 3.54m), which provides ample worktop and storage space





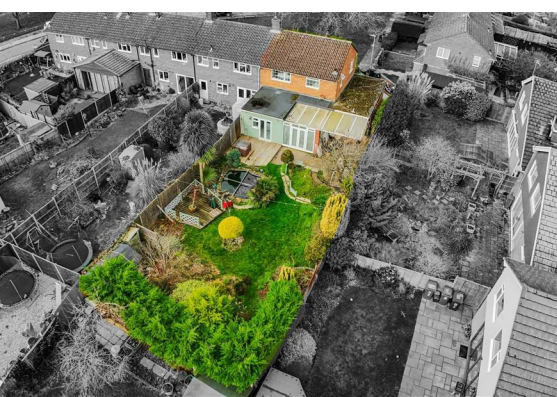
and room for a sociable breakfast set-up.

To the rear, a bright conservatory (approx. 2.95m x 3.11m) provides a superb additional reception area—ideal as a playroom, reading space or garden room—with doors opening onto the outside. The ground floor is completed by a large double bedroom (approx. 5.27m x 2.89m), offering flexibility for multi-generational living, guests, or a home office arrangement.

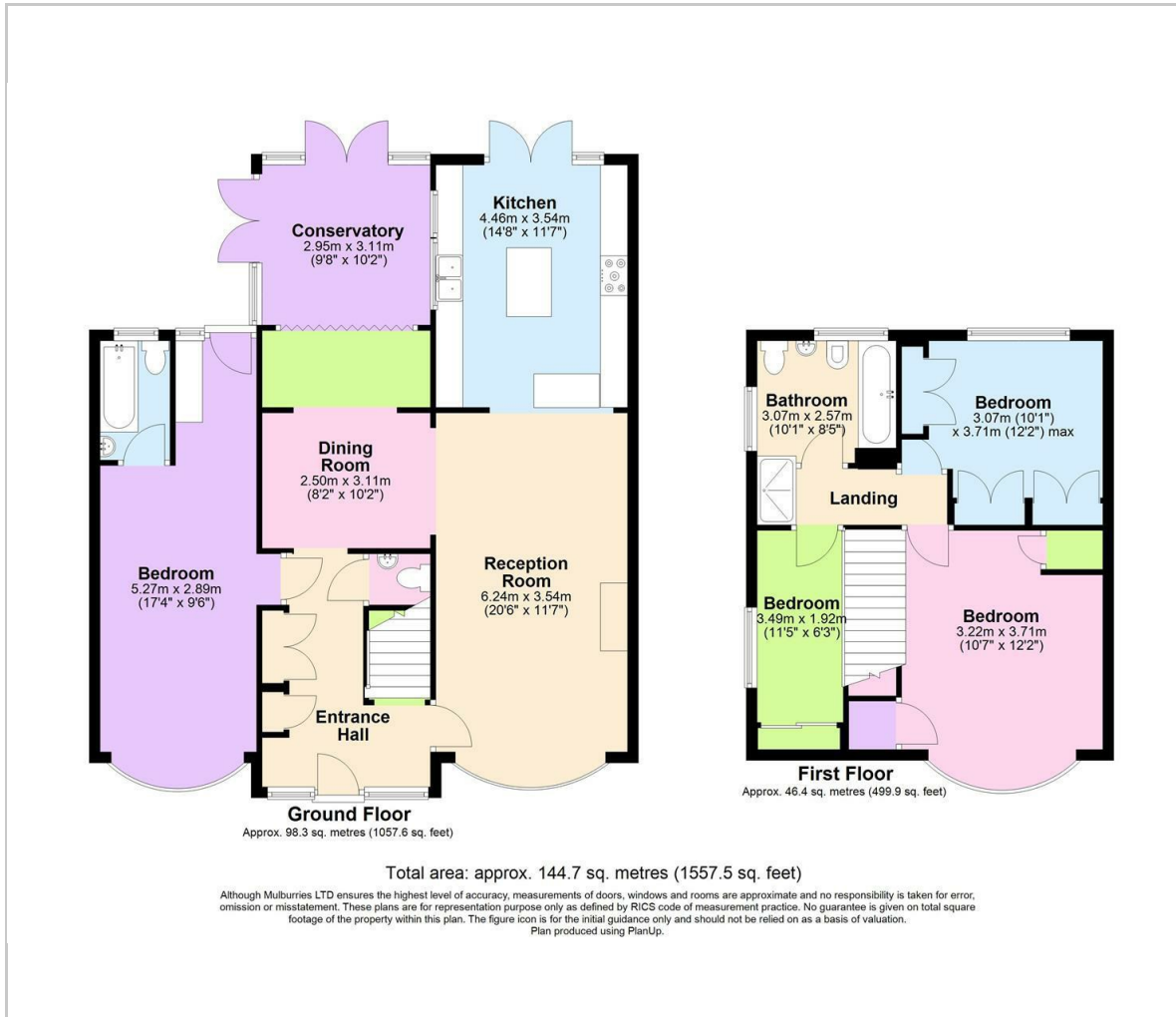
Upstairs, the first floor continues to impress with three further bedrooms, including two comfortable doubles (approx. 3.07m x 3.71m and 3.22m x 3.71m) and a generous single (approx. 3.49m x 1.92m), all served by a family bathroom (approx. 3.07m x 2.57m).

Outside, the home enjoys a fantastic rear garden with plenty of space for summer dining, entertaining and family use, complemented by mature planting and multiple areas to relax.

Well placed for local amenities, schools and green spaces, the property also offers convenient access to Hemel Hempstead town centre and excellent commuter links via the A41/M1/M25 and Hemel Hempstead station. Viewings are highly recommended to appreciate the space, layout and garden on offer.



## Floor Plan



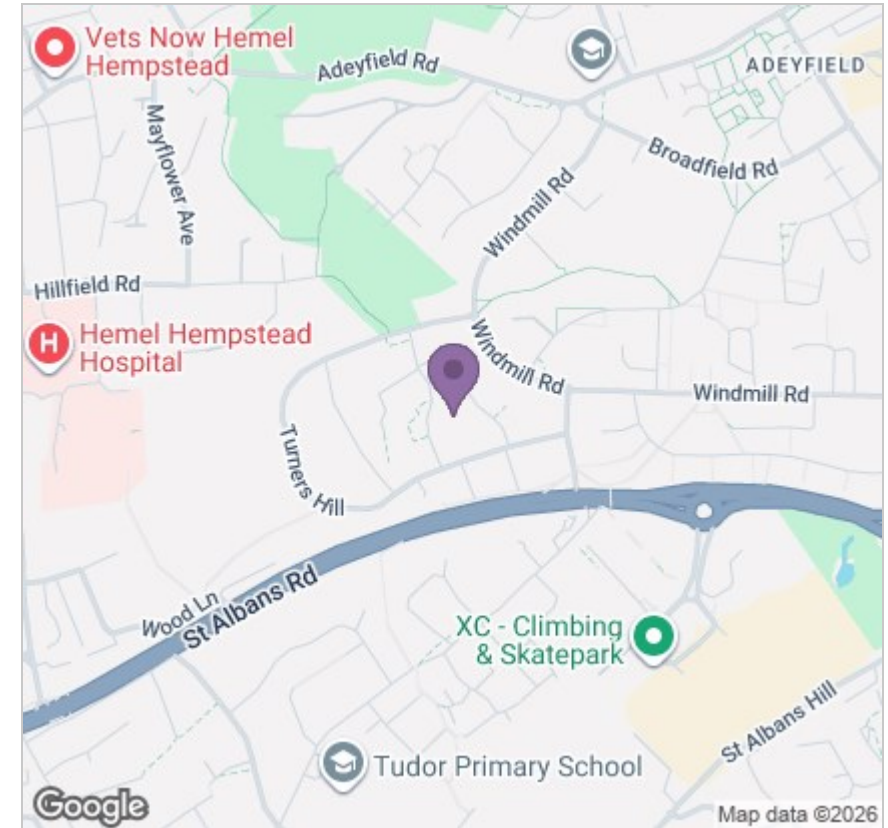
## Viewing

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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## Area Map



## Energy Efficiency Graph

