







**Offers in Excess of  
£370,000**

Offered in superb condition throughout and located in a cul de sac location within the sought after Woodhall Farm development. Boasting a recently refitted kitchen, recently replaced gas boiler and newly installed internal and external doors. Other features include three generous bedrooms, larger than average fully enclosed rear gardens and a garage in a block close by. All located within walking distance to local shops and sought after schooling for all ages.

# Property Description

## Entrance

Recently replaced composite front door opens to entrance hall. Wall mounted recently replaced Worcester Bosch combination boiler.

## Lounge/Diner

Double glazed window to the front, stairs to the first floor, understairs storage cupboard, two radiators, TV point.

## Dining Area

Double glazed patio doors to the rear garden, radiator.

## Kitchen

A recently refitted kitchen boasting a range of base and eye level storage units, work surface areas with an inset single drainer sink unit with mixer tap set below a double glazed window to the rear garden, four ring electric hob with extractor hood over, built in Bosch oven, plumbing and space for washing machine and dishwasher, tiled surrounds.

## Landing

Stairs to the first floor.

## Bedroom One

Double glazed window to the front, radiator, access via pull down ladder to the loft.

## Bedroom Two

Double glazed window to the rear, radiator.

## Bedroom Three

Double glazed window to the front, radiator, built in storage cupboard.

## Bathroom

A refitted three piece suite comprising a low level WC and wash hand basin with mixer tap housed in a vanity unit and surround with cupboards below, bath with mixer tap and Mira power shower over, double glazed window to the rear, tiled surrounds and flooring, heated towel rail.

## Outside

## Garage

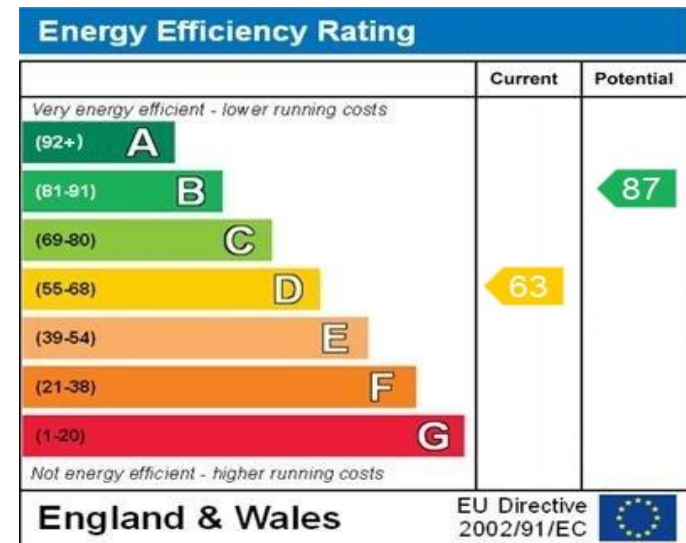
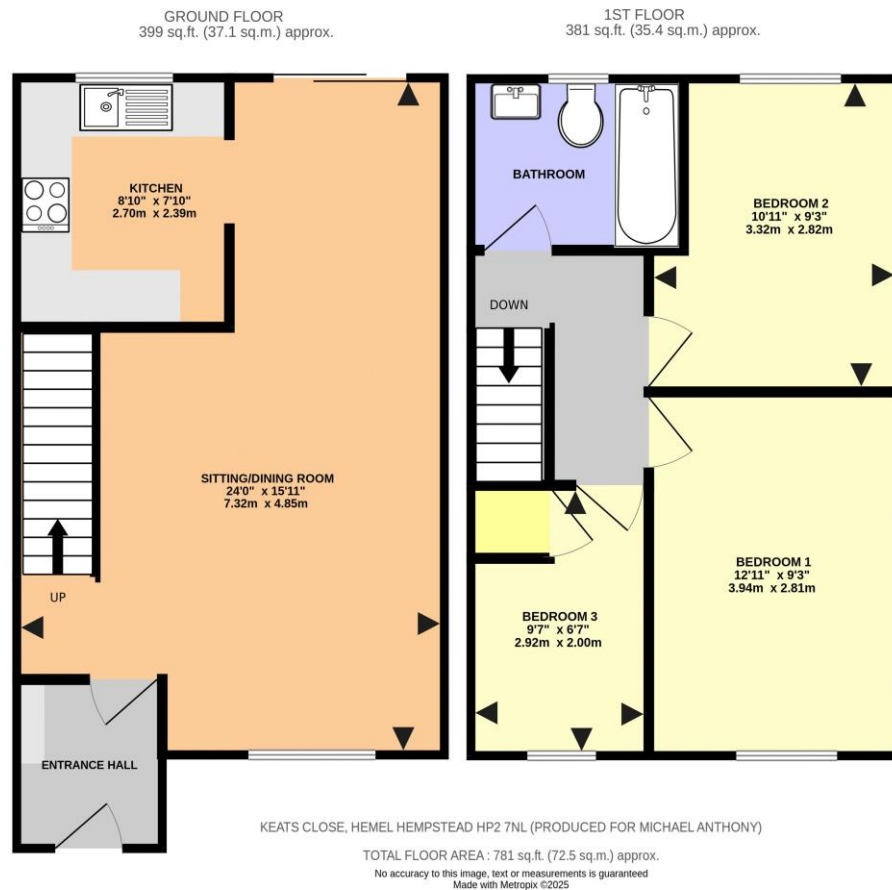
In a block close by.

## Front Garden

An open plan front garden with a path to front door.

## Rear Garden

A larger than average fully enclosed rear garden, being fully enclosed with recently replaced panel fencing, newly laid patio areas, laid mainly to lawn, outside cold water tap, gated rear access.



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33 Marlowes Hemel Hempstead Herts HP1 1LA  
01442 260025 | hemel@maea.co.uk