





**£415,000**

We are delighted to offer for sale this beautifully presented extended three-bedroom home located in the popular Woodhall Farm area of Hemel Hempstead. The property offers a spacious lounge/dining room, a modern kitchen, a downstairs shower room, three good-sized bedrooms, and a family bathroom. Outside, there are enclosed gardens with a useful office/storage space, as well as a garage in a nearby block. The property is conveniently situated close to local shops, schools, and amenities, with good access to transport links and surrounding areas.

# Property Description

## **ENTRANCE**

UPVC double glazed front door to:

## **ENTRANCE HALL**

Stairs rising to first floor, range of storage cupboards, radiator, tiled floor, door to lounge.

## **LOUNGE/DINER**

Double glazed bay window to front aspect. Radiators, understairs storage cupboard, wood flooring, doors to shower room and kitchen.

## **SHOWER ROOM**

Low level w.c., wash hand basin, shower unit, radiator, tiled walls and floor, extractor fan, electric light mirror.

## **KITCHEN**

Double glazed window and sliding door to rear aspect. Range of floor and wall mounted units, built in oven, gas hob with extractor fan over, integrated dishwasher, space for washing machine, sink with drainer, space for fridge freezer.

## **LANDING**

Access to loft space, airing cupboard, doors to all rooms.

## **BEDROOM ONE**

Double glazed window to front aspect. Range of built in wardrobes and storage units, radiator, ceiling fan.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator, storage cupboard.

## **BATHROOM**

Two hand wash basins in vanity unit, WC, heated towel rail, panel bath with shower over, frosted double glazed window to rear.

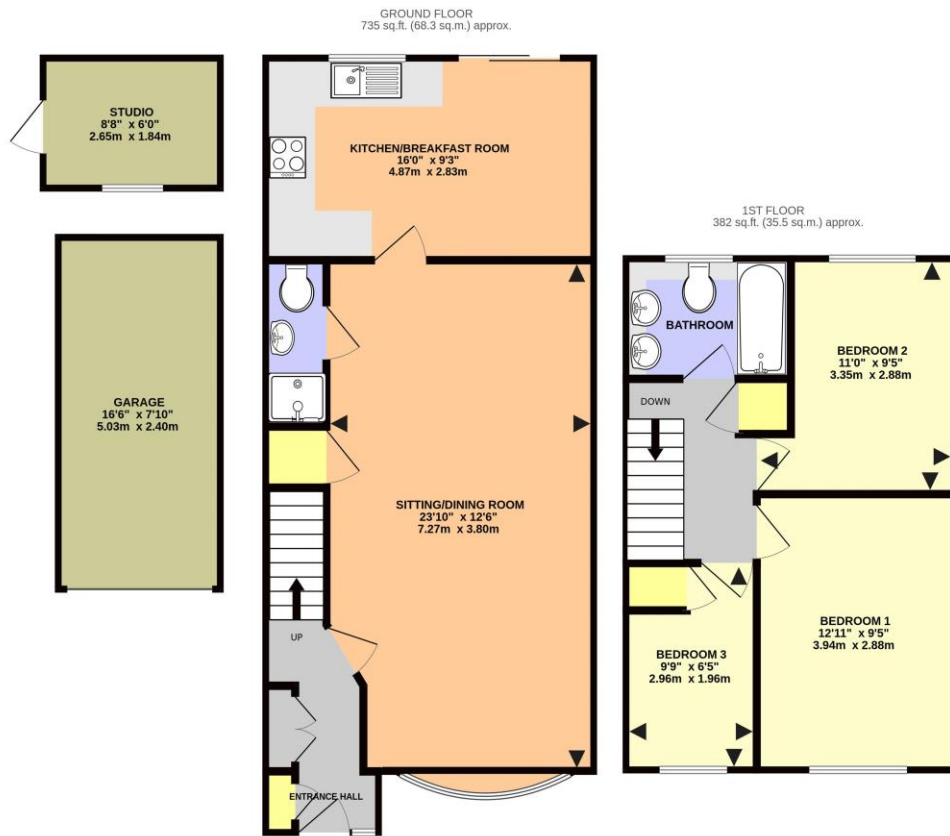
## **OUTSIDE**

### **FRONT GARDEN**

Block paved pathway to front door, pebble borders, flower and shrub beds, outside light.

### **REAR GARDEN**

A landscaped low maintenance garden with natural stone patio, steps rising to brick built office with UPVC door and window, power and lighting, outside tap, outside light, gated rear access.



BRONTE CRESCENT, HEMEL HEMPSTEAD HP2 7NS (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1117 sq.ft. (103.8 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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