



Clements estate agents



## Epping Green, Hemel Hempstead, HP2 7JP Offers In Excess Of £280,000

Situated in a sought after Cul de Sac in Woodhall Farm is this purpose built ground floor apartment within an exclusive development of only 9 apartments built in 2023 and with its own private entrance and still with a NHBC certificate in place. Boasting two bedrooms, ensuite to master bedroom, open plan living room/kitchen, modern fitted kitchen with integrated appliances, LVT flooring, double glazing, communal gardens, two allocated parking spaces and being sold with the benefit of no upper chain.

Situated within easy reach of the local shops including a Sainsburys, primary schools, transport facilities and the M1, M25 and A41 road links.

Located in the charming area of Epping Green, within the desirable Woodhall Farm, this purpose-built ground floor apartment with its own private entrance offers a perfect blend of modern living and convenience. Built in 2023, this delightful residence is part of an exclusive development comprising only nine apartments, ensuring a sense of community and privacy.

Spanning an impressive 689 square feet, the apartment features a spacious open plan living area that measures 19'6", seamlessly integrating a contemporary fitted kitchen equipped with integrated appliances. This layout is ideal for both entertaining guests and enjoying quiet evenings at home. The property boasts two well-proportioned bedrooms, with the master bedroom benefiting from an en suite bathroom, providing a private retreat for relaxation.

In addition to its stylish interiors, the apartment comes with two allocated parking spaces, a valuable asset in today's market. Residents can also enjoy the beautifully maintained communal gardens, perfect for unwinding outdoors or socialising with neighbours.

With no upper chain, this property presents an excellent opportunity for both first-time buyers and investors alike. The combination of modern amenities, a prime location, and the appeal of a newly built home makes this apartment a must-see. Do not miss the chance to make this lovely residence your own.

## Porch



## Open Plan Living Room/Kitchen 19'6" x 13'6" (5.94m x 4.11m)

### Living Area



### Modern Fitted Kitchen



**Bedroom One 12'5 x 9'7 (3.78m x 2.92m)**



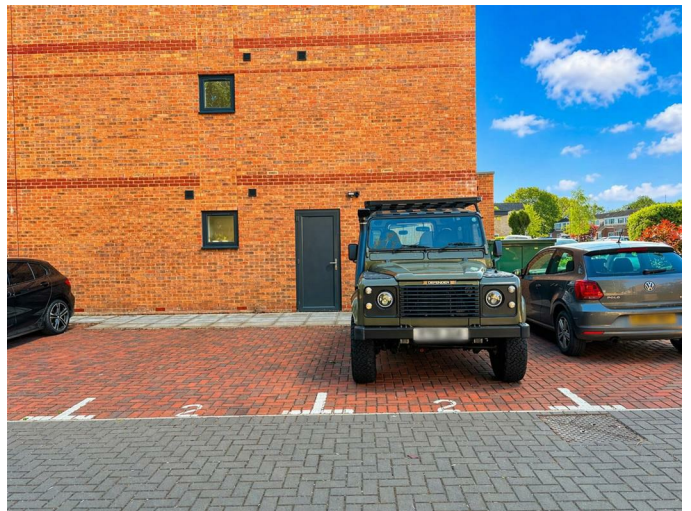
**Bathroom**



**En Suite**



**Two Allocated Parking Spaces**



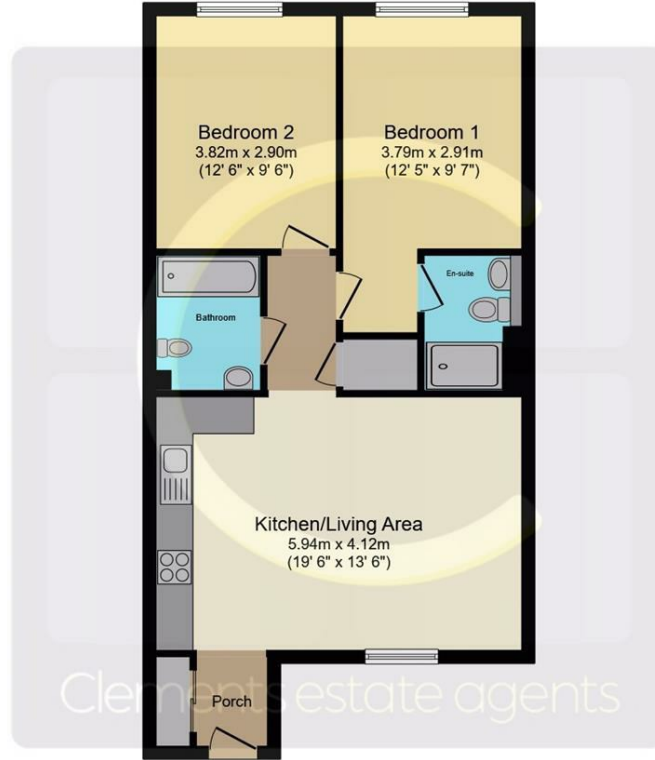
**Bedroom Two 12'6 x 9'6 (3.81m x 2.90m)**



**Communal Garden**



# Floor Plan



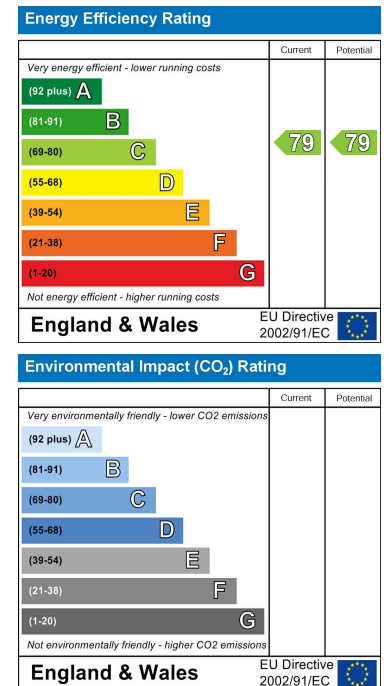
Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.