

Mulburries



Woolmer Drive , Hemel Hempstead, HP2 4UT

Guide price £425,000



**Woolmer Drive, Hemel Hempstead, HP2 4UT**

- LEVERSTOCK GREEN LOCATION
- OVER 1000SQ FEET
- THREE DOUBLE BEDROOMS
- UTILITY ROOM
- SOUTH EAST FACING DECKED AND LAWN GARDEN
- COUNCIL TAX BAND- C
- POTENTIAL FOR OFF STREET PARKING



Welcome to this charming mid-terrace house located on Woolmer Drive in the desirable Leverstock Green area of Hemel Hempstead. This spacious home offers an impressive 1,015 square feet of living space, making it an ideal choice for families or those seeking extra room to breathe.

As you enter, you are greeted by a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. A bright through lounge/diner a fitted kitchen and a handy utility space welcomes you downstairs. The

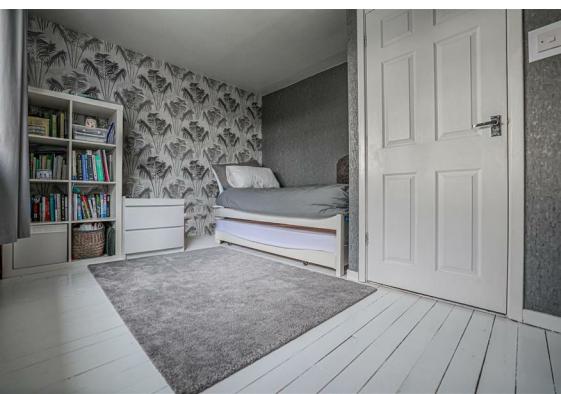




property boasts three generously sized double bedrooms, ensuring ample space for everyone. The well-appointed split bathroom and w.c caters to your daily needs.



One of the standout features of this home is the delightful south-east facing garden, which is both decked and lawned. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting.



Situated in the sought-after Leverstock Green location, this property benefits from a friendly community atmosphere while still being conveniently close to local amenities, schools, and transport links.

This lovely three-bedroom home is a rare find and presents an excellent opportunity for those looking to settle in a vibrant area of Hemel Hempstead. Do not miss the chance to make this delightful property your own.

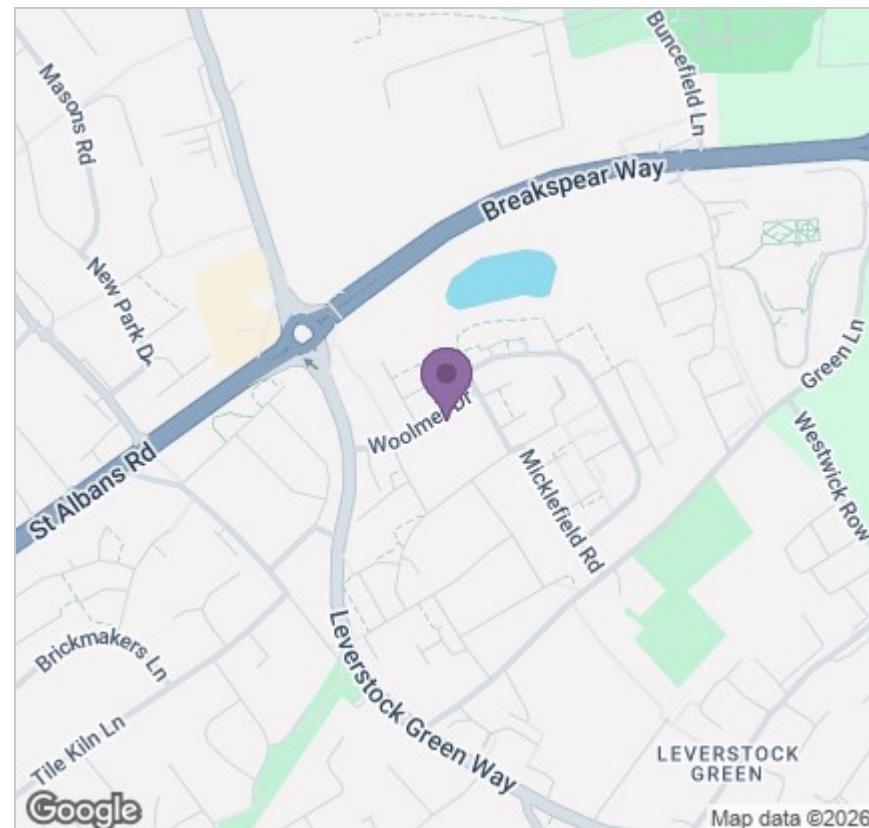
## Floor Plan



## Viewing

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

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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