



Castles

SANDRIDGE CLOSE  
Woodhall Farm, Hemel Hempstead HP2 7NG



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**£400,000**  
(Freehold)

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Three-bedroom Mid-Terraced family home situated in the sought after area of Woodhall Farm and located close to local schools, shops, and amenities.



With NO UPPER CHAIN, this must-see property briefly comprises; Entrance Hall, Re-fitted Kitchen, Lounge/Dining Room, Three Bedrooms, Re-Fitted Bathroom, Gas Central Heating, Double Glazing, and Front & Rear Gardens,

Situated in a prime residential area with a plethora of excellent schools, transport, restaurants, supermarkets, leisure facilities and much more.

When it comes to getting out in the fresh air at the weekend or in the evenings, there is also plenty of open space, leisure facilities and pubs, cafes, and independent shopping.

## Specifications

- CHAIN FREE!
- MID TERRACE
- 3 BEDROOMS
- OPEN PLAN LIVING/DINING ROOM
- 1 BATHROOM
- GARDENS TO FRONT & REAR
- OFF ROAD PARKING
- CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES
- GREAT LOCATION FOR ALL MAJOR TRANSPORT LINKS





The laid to lawn private rear garden features a patio seating area ideal for relaxing or entertaining.



#### **A little about the corner of the world we call home...**

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.

**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

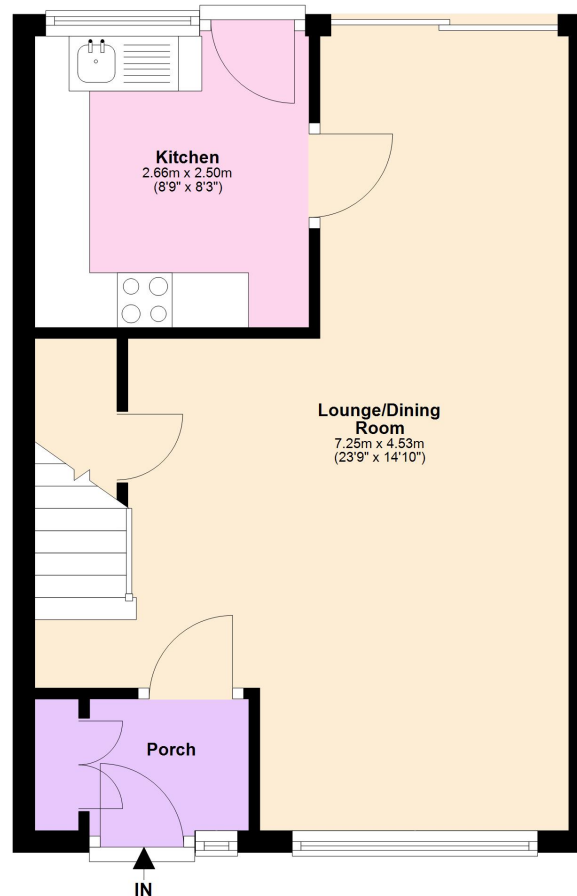
**Tenure: Freehold**

**Council Tax Band: D**

**EPC Rating: C**

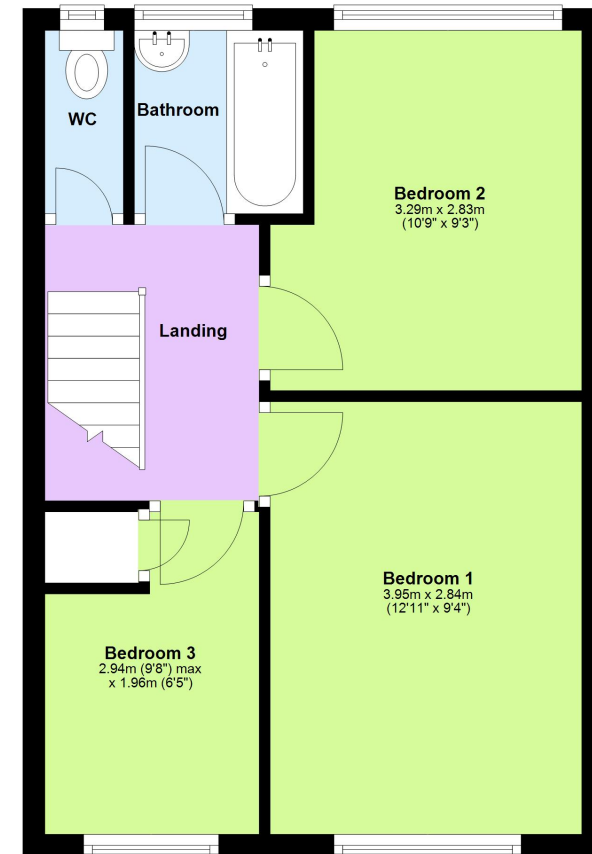
## Ground Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



## First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



**Total area: approx. 69.9 sq. metres (752.1 sq. feet)**

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



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