



Castles

BRONTE CRESCENT
Woodhall Farm, Hemel Hempstead, HP2 7PR

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O.I.E.O
£450,000
(Freehold)

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This three-bedroom property offers a larger than average corner plot with plenty of charm and character.

 3  1  1  Off Street Parking

Situated in a popular residential area, this property is ready to move into within nothing needing to be done – other than putting a personal stamp on the décor while making the most of the clean and sleek design of every room.

The large, modern, kitchen has space for every appliance while a wide range of cupboards offers plenty of storage – and the dining area is perfect for family eating or entertaining.

Upstairs offers three good sized bedrooms and a bright and modern family bathroom with all contemporary fittings.

The garden is a true delight with space around the house offering privacy and a delightful patio and full fencing. There are many mature shrubs and trees and nooks and crannies which will delight keen gardeners – or anyone young or old who just loves being outside.

Specifications

- Three bedrooms
- Corner plot
- Off road parking
- Private garden



This property offers an immediate sense of space with a garden around the entire property.



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.

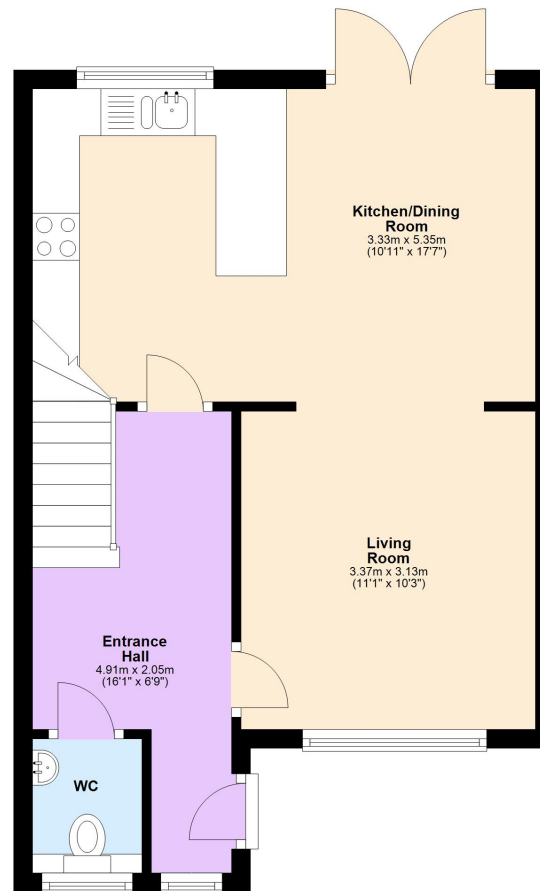
Tenure: Freehold

Council Tax Band: E

EPC Rating: B

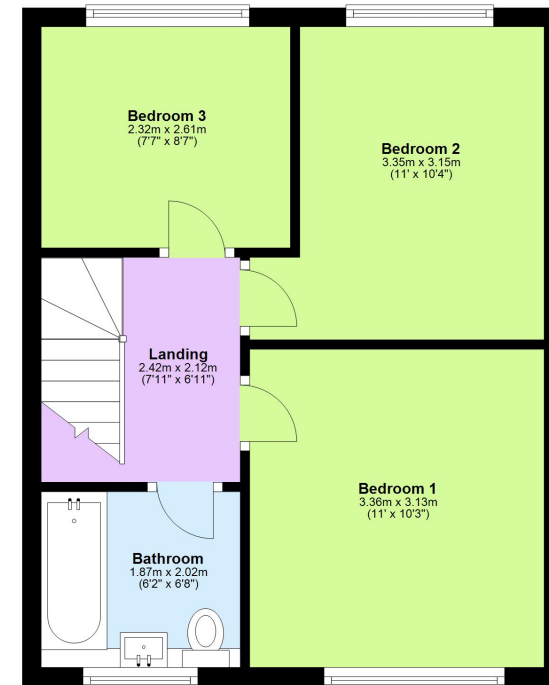
Ground Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



Total area: approx. 75.3 sq. metres (810.5 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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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