



Castles

WOOTTON DRIVE  
Grovehill, Hemel Hempstead HP2 6LA



# WOOTTON DRIVE

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**£550,000**  
(Freehold)

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A deceptively spacious family home, offering a wealth of living space coupled with good sized bedrooms.



This five bedroom semi detached residence does require some modernisation but offers a fantastic opportunity for purchasers to put their own stamp on the property and continue the history of this family home.

The property also includes an integral garage and parking, a utility area, ground floor W/C and has a lovely rear garden with lawn area and patio.

Located in a sought-after area, this property enjoys proximity to local amenities, schools, and transport links, making it a highly desirable home for families.

## Specifications

- Popular residential location
- Large semi detached home
- Garage and parking
- Dual aspect reception space
- Large bedrooms
- Garden
- Backing onto open fields





The property backs onto open fields and benefits from a good size rear garden.



#### **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.

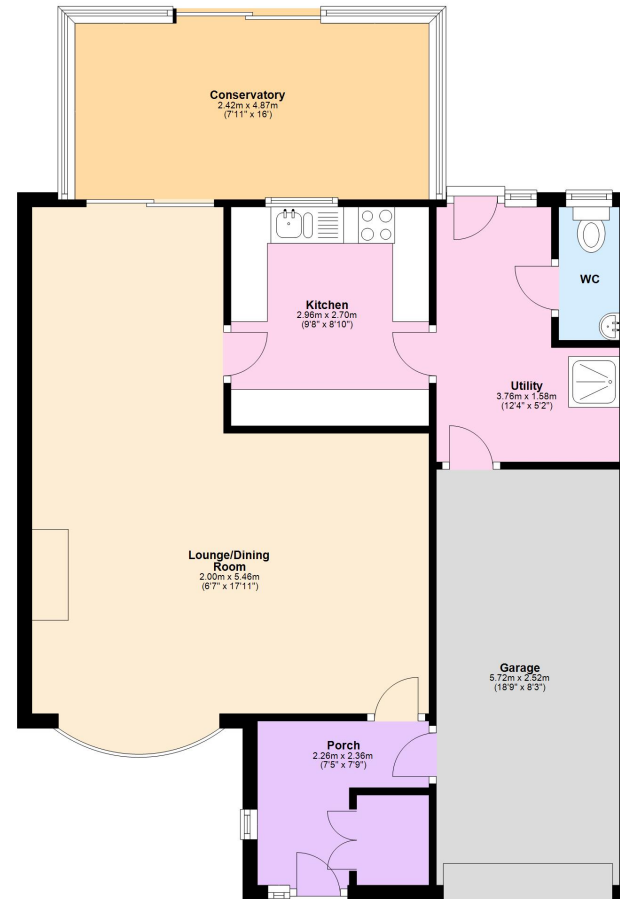
**Tenure:** Freehold

**Council Tax Band:** E

**EPC Rating:** D

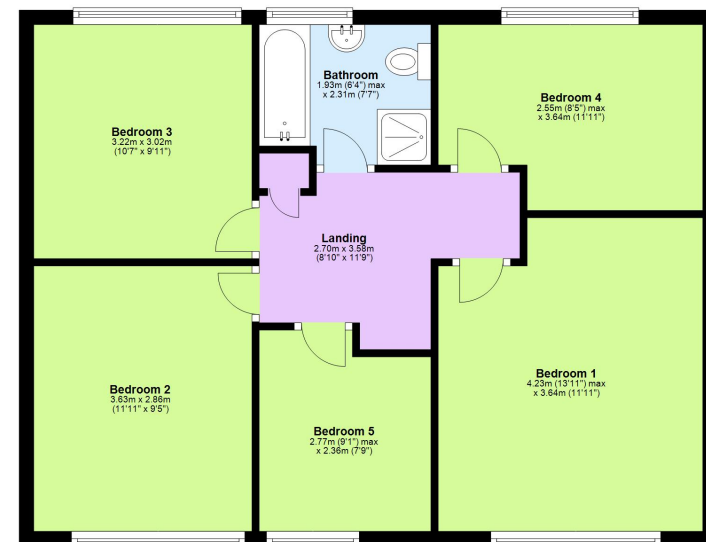
**Ground Floor**

Approx. 81.0 sq. metres (872.2 sq. feet)



**First Floor**

Approx. 63.1 sq. metres (679.2 sq. feet)



Total area: approx. 144.1 sq. metres (1551.3 sq. feet)

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

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