



Castles

CRACKLEY MEADOW
Woodhall Farm, Hemel Hempstead HP2 7SQ

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£525,000
(Freehold)

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Offering a wealth of living space and good-sized bedrooms this detached residence is situated in a quiet cul-de-sac in a sought-after location.



The large entrance hall leads into a bay fronted living room which flows into a separate dining room. The fitted kitchen with a range of work surfaces and cupboard space looks out to the rear garden.

To the first floor, three good sized bedrooms can be found. The bedrooms are all serviced by the family sized fitted bathroom.

Within just a few moments' walk of the property is the Nicky Line which is a nature walk taking you to central Hemel Hempstead or to Redbourn and Harpenden.

Just a few minutes' drive is a Sainsburys supermarket, doctors' surgery, dentist surgery and schools. A little further away is the village of Redbourn and the market town of Harpenden and the City of St Albans.

Specifications

- DETACHED RESIDENCE
- LARGE RECEPTION SPACE
- 3 BEDROOMS
- GARAGE
- OFF ROAD PARKING
- CUL DE SAC LOCATION
- GOOD SIZED GARDEN



Other features include a ground floor w/c, conservatory, and an integral garage with off-road parking to the front.



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.

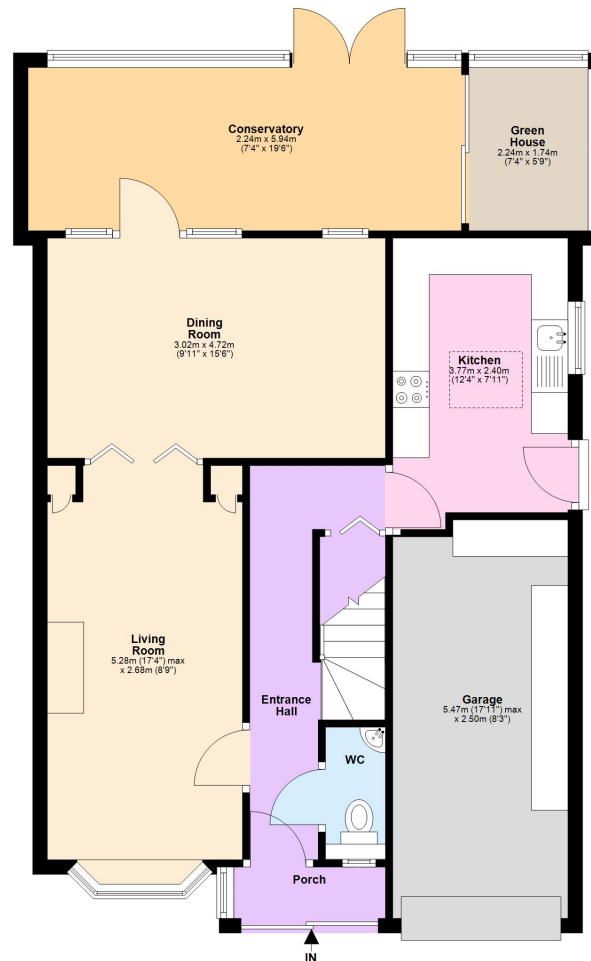
Tenure: Freehold

Council Tax Band: E

EPC Rating: D

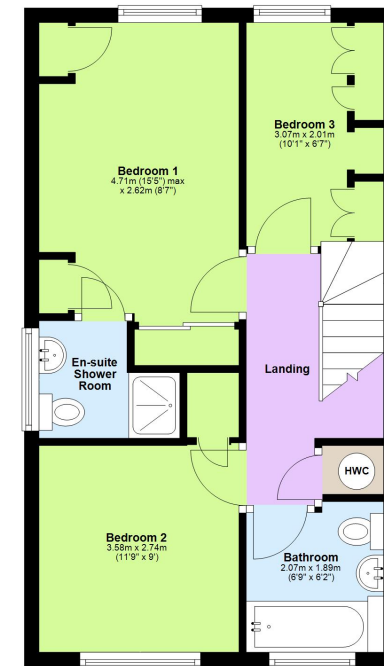
Ground Floor

Approx. 83.9 sq. metres (902.7 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.0 sq. feet)



Total area: approx. 118.1 sq. metres (1270.8 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

Borehamwood

020 8953 2112

Boxmoor

01442 233345

Bushey

020 8950 2551

Eaton Bray

01525 220605

Hertford

01992 501511

Kings Langley

01923 936900

Radlett

01923 537111



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