



Castles

WOOTTON DRIVE
Grovehill, Hemel Hempstead HP2 6LA

WOOTTON DRIVE

Grovehill, Hemel Hempstead HP2 6LA

£700,000
(Freehold)

Castles



This impressive self-build detached home is coming to the market for the very first time, having been lovingly designed, built, and maintained by the current owners.



Set in the sought-after Wootton Drive, the home enjoys a peaceful residential position while remaining close to excellent local amenities, schools, and transport links. Offering over 2,000 sq ft of beautifully presented living space, the property combines thoughtful design with high-quality finishes throughout.

A welcoming entrance hall leads into three spacious reception rooms. The formal reception room to the front provides a versatile family space, while the dining room offers an elegant setting for entertaining. To the rear, the bright and expansive sitting room enjoys French doors opening onto the garden. The stylish kitchen is complemented by a separate utility room and convenient guest cloakroom.

Upstairs, the home continues to impress with four generously sized double bedrooms. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a large family bathroom.

To the front, a driveway provides ample off-street parking.

Specifications

- Self-build home
- Approx. 2,066 sq ft of accommodation
- 4 Double Bedrooms
- 3 Versatile Receptions
- Utility Room
- Guest Cloakroom
- En suite to Master
- Beautiful Private Rear Garden
- Driveway Parking
- Sought-after Location



The property features a beautiful private rear garden, perfect for outdoor entertaining and family enjoyment.



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

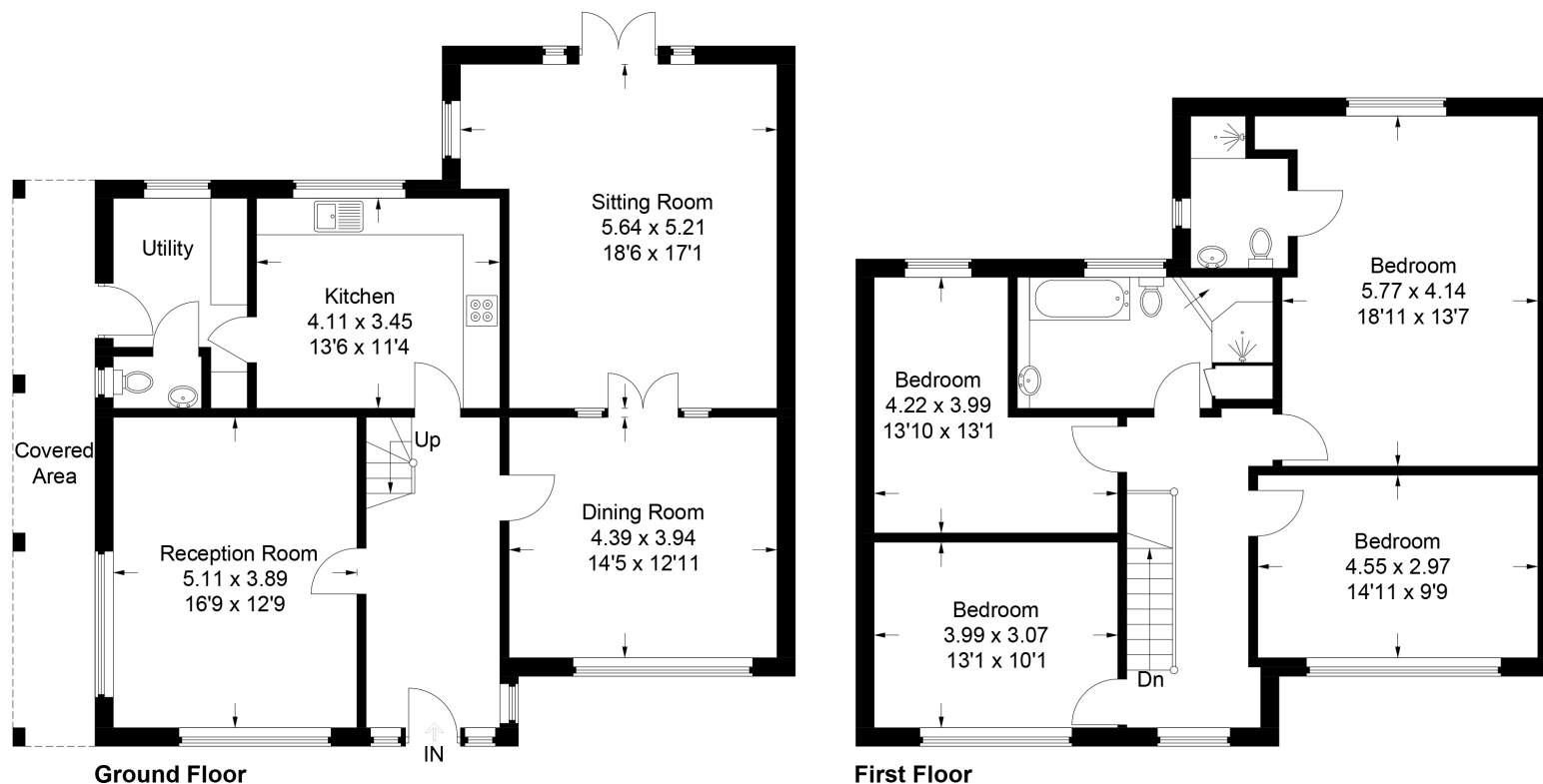
along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place 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.

Approximate Gross Internal Area
Ground Floor = 101.5 sq m / 1,092 sq ft
First Floor = 90.5 sq m / 974 sq ft
Total = 192.0 sq m / 2,066 sq ft



Tenure: Freehold

Council Tax Band: F

EPC Rating: B

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
© CJ Property Marketing Ltd Produced for Castles Estate Agents

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



Castles

www.castlestateagents.co.uk