



Castles

KIPLING GROVE
Woodhall Farm, Hemel Hempstead HP2 7NJ

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£435,000
(Freehold)

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Modern End of Terrace 3 Bedroom Home located in a desirable town setting.



The house has been well-maintained and offers a modern and homely feel throughout. The Ground Floor comprises of the spacious Open Plan Living Area with a well-equipped Kitchen and Dining area.

Upstairs, there are Three Bedrooms, all offering great space and natural light, along with the modern Family Bathroom and ample storage space in the loft.

Outside, the property benefits from a Private Garden, ideal for relaxing or entertaining and a single Garage with parking to the side of the property for two cars.

Situated in a sought-after location, this property is close to local amenities, schools, and transport links, making it a convenient and comfortable place to call home.

Specifications

- END OF TERRACE
- 3 BEDROOMS
- OPEN PLAN KITCHEN/DINER/LOUNGE
- MODERN FAMILY BATHROOM
- WELL MAINTAINED GARDEN
- SINGLE GARAGE
- BEAUTIFULLY MAINTAINED THROUGHOUT



This inviting property boasts a bright and spacious interior, perfect for families or professionals.



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:

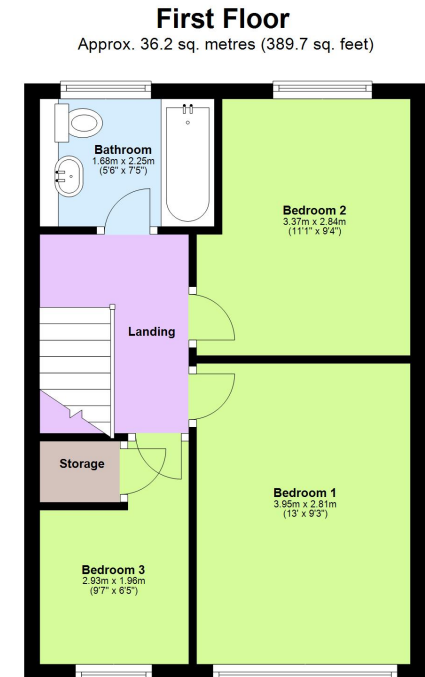
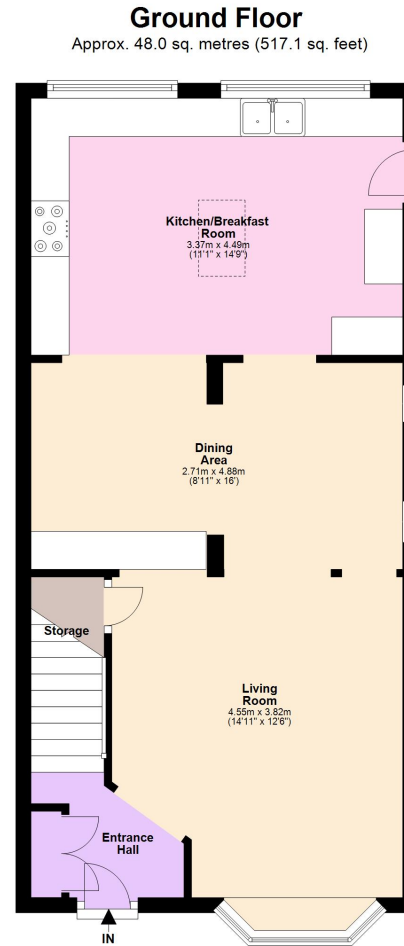
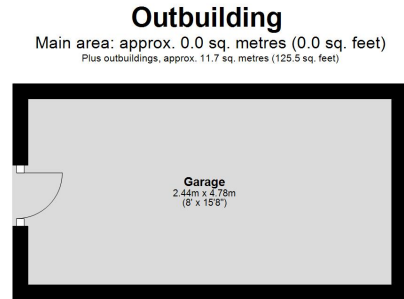
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

Tenure: Freehold

Council Tax Band: D

EPC Rating: D



Main area: Approx. 84.2 sq. metres (906.8 sq. feet)
Plus outbuildings, approx. 11.7 sq. metres (125.5 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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