





£280,000

Rarely available, a one bedroom house situated in the sought after Woodhall Farm development, offered in superb condition throughout and boasting fully enclosed private gardens and a garage. Briefly comprising a spacious lounge, refitted kitchen, double glazed conservatory, double bedroom and luxury bathroom. with gas central heating and UPVC double glazing. All located withing walking distance of local shops and within easy reach of the M1.

Property Description

Entrance

UPVC double glazed front door opens to.

Lounge

Double glazed window to the front, TV point, stairs to the first floor, under stairs storage cupboard, wood effect flooring.

Kitchen

A refitted kitchen with a range of base and eye level storage units, work surface areas with an inset single drainer stainless steel sink unit with mixer tap, four ring electric hob with extractor hood over and oven below, plumbing and space for washing machine, tiled surrounds and flooring, double glazed door to the conservatory.

Conservatory

A UPVC double glazed conservatory with doors to the rear garden, tiled floor and electric heater.

First Floor

Stairs rise to the first floor.

Bedroom

With double glazed windows to the front, radiator, access via pull down ladder to the loft space.

Bathroom

A three piece suite comprising a low level WC, wash hand basin with mixer tap, bath with mixer tap with shower over, double glazed window to the rear, heated towel rail, tiled surrounds, wall mounted gas boiler serving central heating and hot water.

Outside

Garage

Situated to the rear of the property. With up and over door.

Front Garden

An open plan front garden with path to the front door.

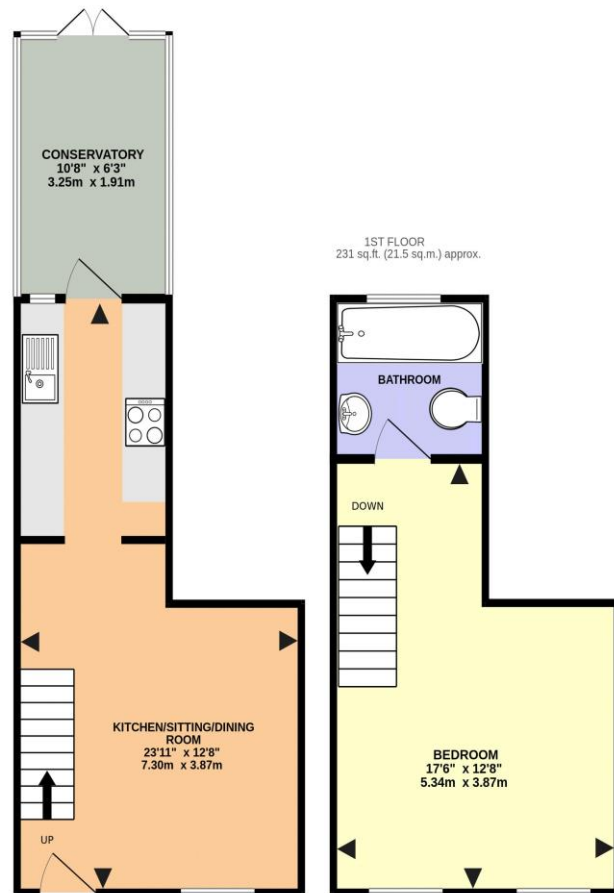
Rear Garden

A fully enclosed rear garden, laid with ease of maintenance in mind, gated rear access.

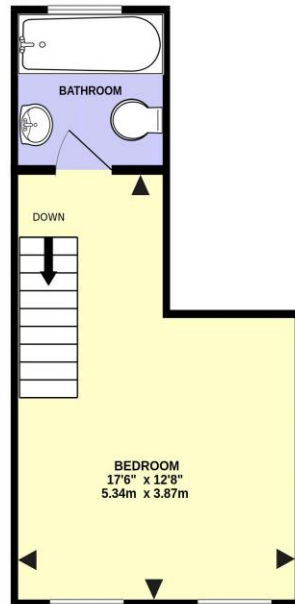
COUNCIL TAX BAND: C

EPC RATING: D

GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.

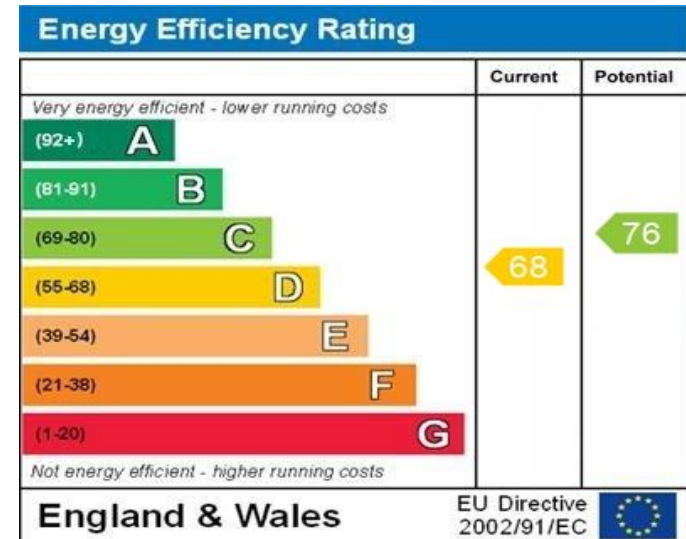


1ST FLOOR
231 sq.ft. (21.5 sq.m.) approx.



TATTERSHALL DRIVE, HEMEL HEMPSTEAD HP2 7QG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 533 sq.ft. (49.5 sq.m.) approx.
No accuracy to this image, text or measurements is guaranteed
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