

Mulburries

Wootton Drive , Hemel Hempstead, HP2 6LB

Guide price £500,000



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- Four-bedroom end of terrace family home
- Approx. 1,783 sq ft of accommodation
- Ground Floor WC
- Chain Free
- Large Principal Bedroom with En Suite
- Character Lounge/Reception
- Driveway parking For Up to 3 Cars
- Mature West Facing Garden to Rear With Side Access
- Backs onto the Kelly Wood
- Situated Close to M1 Access



Mulburries are proud to present to the open market this substantial four-bedroom end of terrace family home on Wootton Drive, Hemel Hempstead, offering approximately 1,783sq ft of accommodation, generous living space, driveway parking and a private rear garden.

The ground floor provides a spacious and flexible layout, beginning with a welcoming entrance hall and cloakroom/WC. To the front is a large reception room with bay window, creating an inviting lounge space, while the separate dining room offers excellent proportions for family meals and entertaining. To the rear, the fitted kitchen provides ample storage, worktop space and access into a useful lean-to area, adding further practicality.

Upstairs, the first floor offers four well-proportioned bedrooms, including a generous principal bedroom with an en suite, alongside



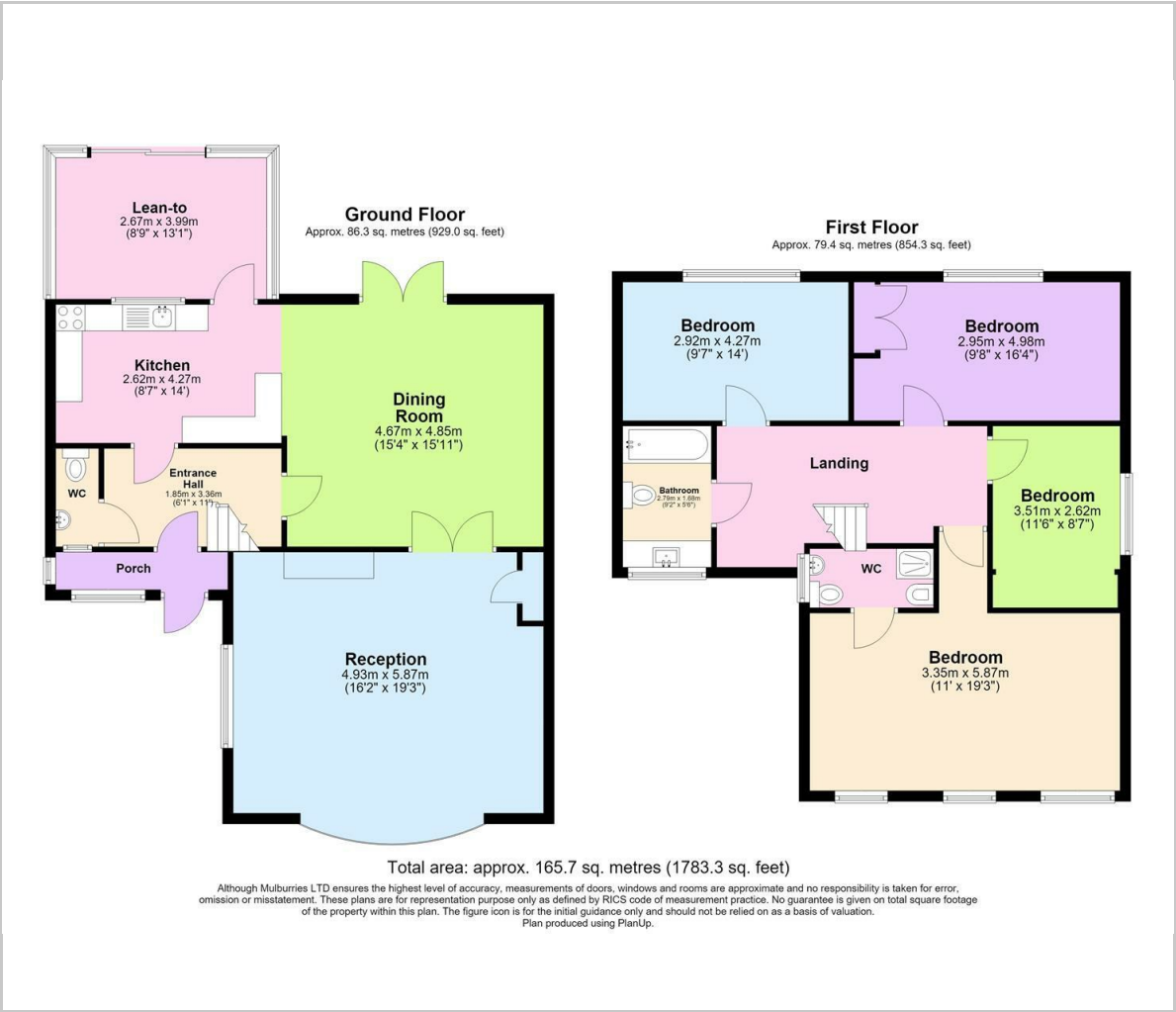
additional rooms ideal for children, guests or home working. The layout is served by bathroom facilities, providing practical accommodation for families or sharers. Outside, the property benefits from an established rear garden with patio areas, mature planting and lawn space, offering a private setting for relaxing, entertaining and outdoor family use. The front provides driveway parking and a well-set residential position.

Area Guide: Wootton Drive is a popular Hemel Hempstead location, well placed for local schools, shops, parks and everyday amenities. The town centre offers The Marlowes, Riverside Shopping Centre, cafés, restaurants and leisure facilities, while Gadebridge Park, local woodland walks and nearby countryside provide excellent outdoor options. Hemel Hempstead station offers rail links towards London Euston, and road users benefit from convenient access to the A414, A41, M1 and M25, connecting to St Albans, Watford, London and the wider Home Counties.

A spacious family home in a convenient residential setting – early viewing is highly recommended.



Floor Plan



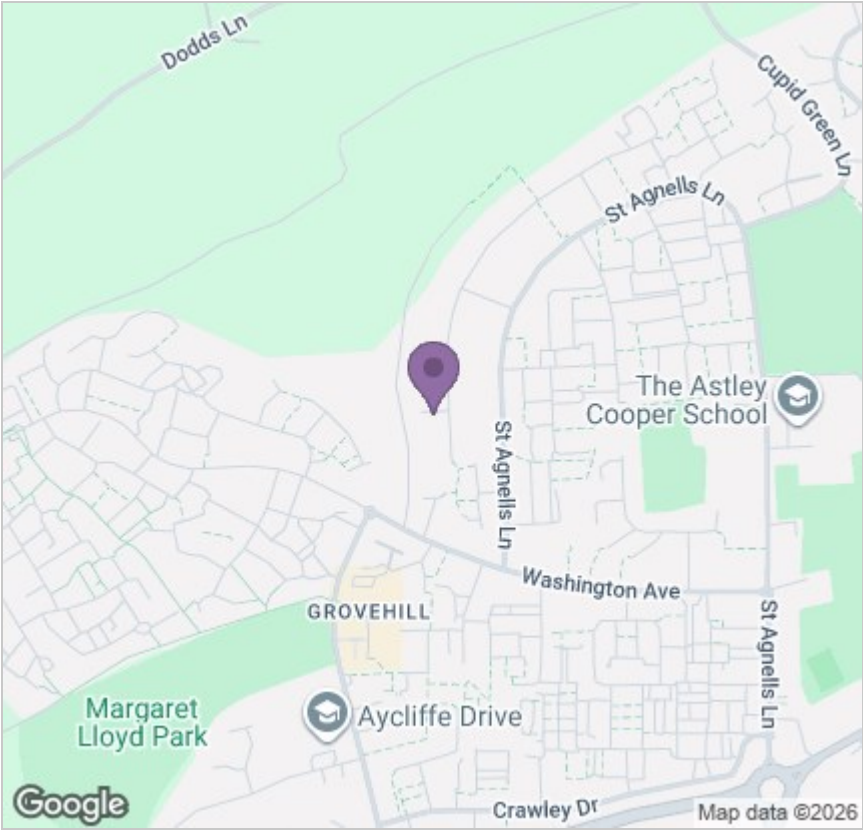
Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

