Mulburries

Burns Drive , Hemel Hempstead, HP2 7NR

Guide price £365,000

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Burns Drive, Hemel Hempstead, HP2 7NR

- Three Bedroom Terrace House
- Newly Kitted Kitchen
- Two Reception Rooms
- Garage To The Rear
- Cul De Sac
- Modern Bathroom
- Close To Local Schools & Shops

A Well-Presented Three-Bedroom Family Home in a Sought-After Woodhall Farm Setting

Situated in a pleasantly secluded position overlooking a green within the highly desirable Woodhall Farm area, this attractive three-bedroom family home offers well-balanced accommodation throughout and is conveniently located close to a range of local amenities and highly regarded schools.

The property is entered via an entrance porch, providing access to the main living space. The bright and spacious lounge benefits from a front aspect double glazed window, built-in storage, and stairs rising to the first floor. Double doors lead through to a well-proportioned dining room, creating an ideal layout for both family living and entertaining, with direct access to the rear garden via double glazed patio doors.

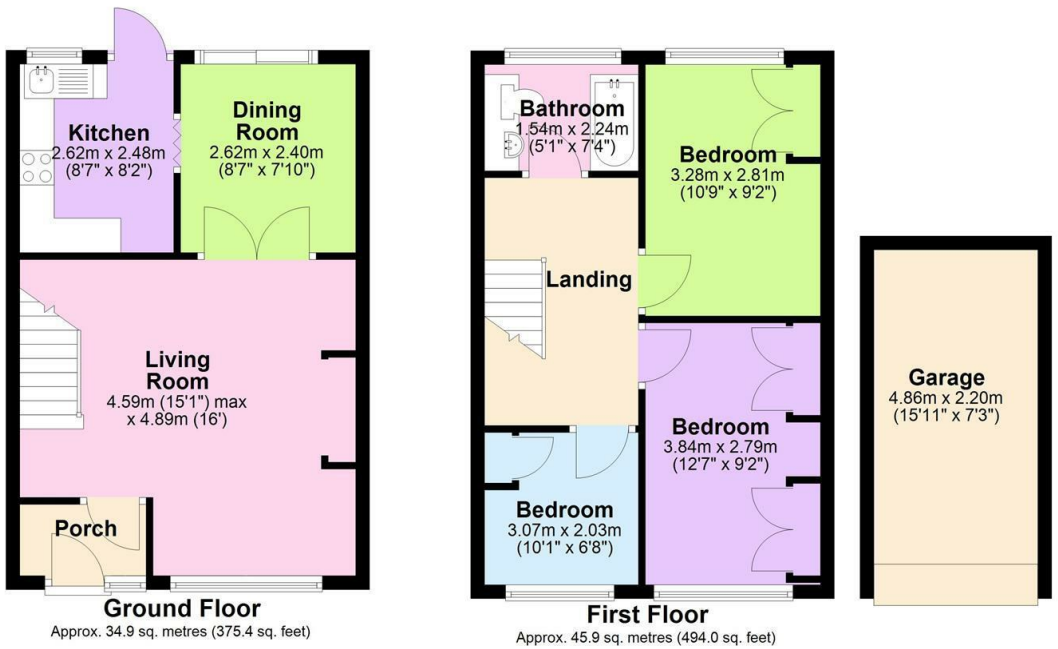
The kitchen has been recently refitted to a high standard, featuring a contemporary range of wall and base units with work surfaces over, a stainless steel sink with mixer tap, and space for freestanding appliances. Additional features include wood-effect flooring, spot lighting, and a door leading to the rear garden.

To the first floor, the landing provides access to all bedrooms and the loft space. The property comprises three bedrooms, all of which are well-sized, with the principal and second bedrooms benefiting from built-in storage. The accommodation is completed by a modern family bathroom fitted with a panelled bath with shower over, wash hand basin set within a vanity unit, low-level WC, and a heated towel rail, finished with tiled walls and flooring.

Externally, the front garden is predominantly laid to lawn with established planting, offering an attractive outlook. The rear garden is mainly laid to lawn with a patio area and mature flower and shrub borders, providing a pleasant outdoor space for relaxation and entertaining.

Further benefits include a garage located in a nearby block.

Floor Plan

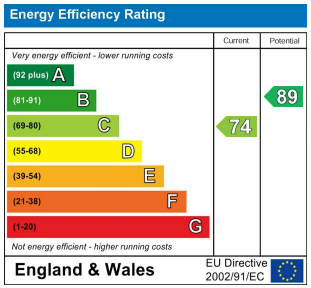


Total area: approx. 80.8 sq. metres (869.4 sq. feet)

Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph



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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