

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**32 Sarratt Avenue
Woodhall Farm
Hemel Hempstead
HP2 7JF**

Price £498,000 Freehold

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This beautifully presented and extended 3 Bedroom end of terrace family home is located in this highly sought-after road offering convenient access to local shops, amenities and sought-after schooling while both St Albans and Harpenden are close at hand. Offering spacious and flexible accommodation comprising of a Lounge, generous Family Room (that could be used as a 4th Bedroom), an impressive Kitchen Dining Room with a pair of double-glazed French doors that open onto the Rear Garden, and a Guest Cloak Room. The Kitchen Dining Room is an outstanding feature of this property and is fitted with a range of matching cupboards, colour co-ordinating work surfaces and an Island unit. The ground floor is completed with a welcoming Entrance Hall that benefits from a useful storage cupboard while the first floor boasts 3 Bedrooms and a family Bathroom. Externally the property benefits from both Front and Rear Gardens a Driveway and a Garage. The Rear Garden is pleasantly private and arranged with a patio seating area otherwise laid to lawn with

variegated herbaceous borders, fenced boundaries and gated side access. This property is situated close to a wooded copse with its peaceful bridleway, the Nicky Line cycle and walking route, Cupid Green Park with its Adventure Playground, Tennis Courts, Netball Courts and 3G floodlit sports pitch are all nearby. VIEWING IS A MUST.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Extended 3 Bedroom family home

Sought after road close to local amenities

Impressive open plan Kitchen Dining Room

Lounge. Family Room / Bedroom 4

Guest Cloak Room

First floor family Bathroom

Driveway

Garage

Garden

Viewing is highly recommended

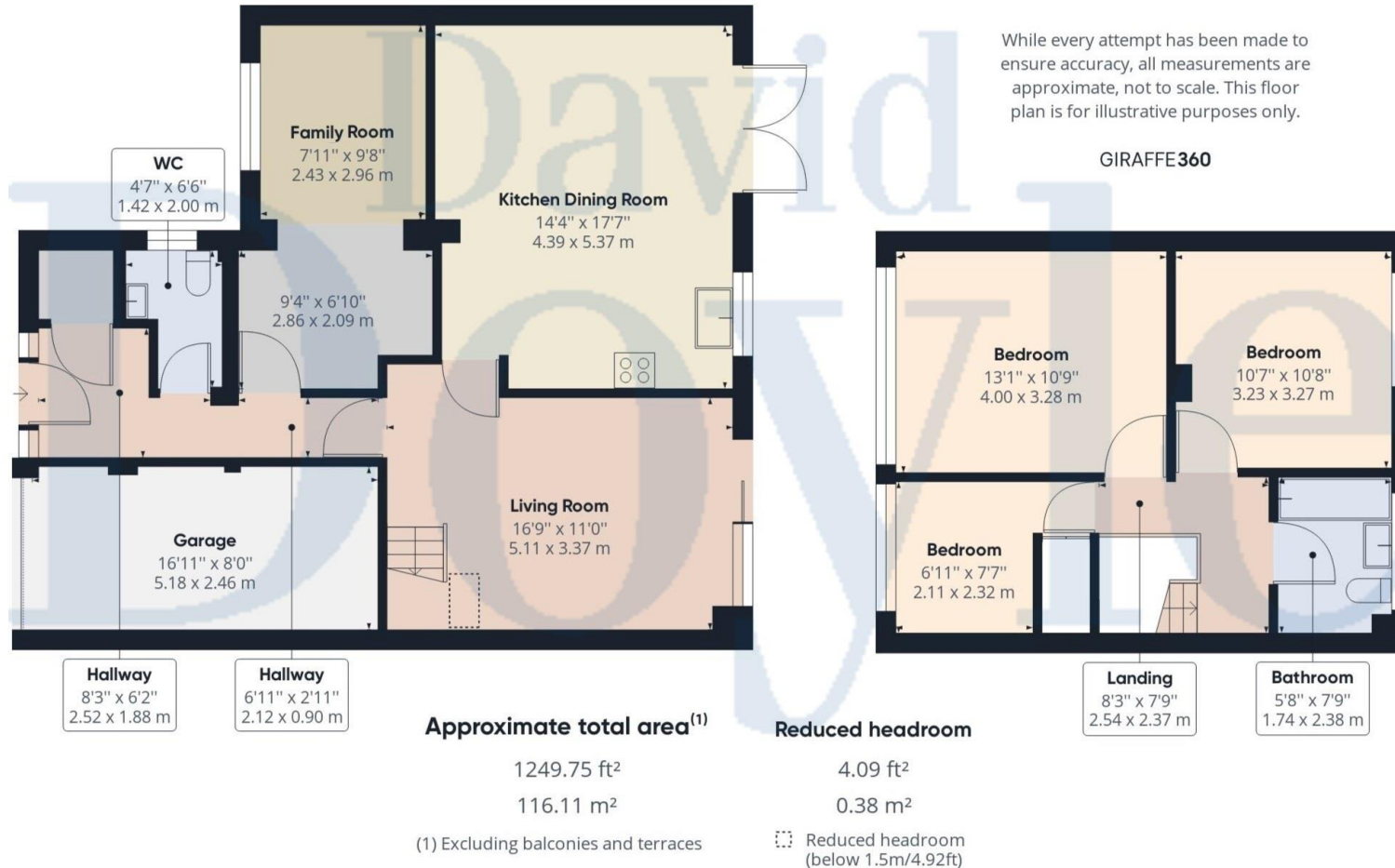
**David
Doyle**

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Call **01442 248671** to arrange a viewing or register an interest



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