



Widford Terrace  
Hemel Hempstead, HP2 7NU

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## Widford Terrace, Hemel Hempstead

A SPACIOUS TERRACED, THREE BEDROOM family home, the property comes inclusive of a GARAGE.

The front door opens up in to a porch, ideal for storing coats and shoes. Through the porch the property opens up in to your open plan living room/ dining area, providing ample space for family living. The room is styled to perfection with laminate flooring throughout and large sliding doors at the back of the room allowing loads of light to flood through. Walk through the dining area to the modern, integrated kitchen, finished to a high specification, making prepping and cooking meals simple. A new combi boiler has been installed this year.

The stairs lead up to the first floor, where the landing gives access to a good size part-boarded loft. The landing leads to three bedrooms, one overlooking the rear garden and two to the front. Each bedroom is carpeted allowing you to sink your feet in first thing in the morning. There is a recently renovated, modern fully-tiled bathroom comprising of a bath with shower attachment, a sink with vanity unit and a WC.

Externally there is both a front and back garden. The south east facing back garden includes a patio area with stairs leading up to green space, an amazing setting for entertaining and great for children to play. In addition to this, there is a large playing fields less than 5 minutes walk from the property.

This property is situated on a residential road in the Woodhall Farm area of Hemel Hempstead close to local shops and amenities. A short drive from the mainline station with a fast and frequent railway service into London Euston and close to the M1 and M25 motorways, providing easy links to Heathrow, Gatwick and Luton airports.

Hemel Hempstead has a comprehensive range of shopping facilities and recreational amenities including, an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants nearby.

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 for guidance only.

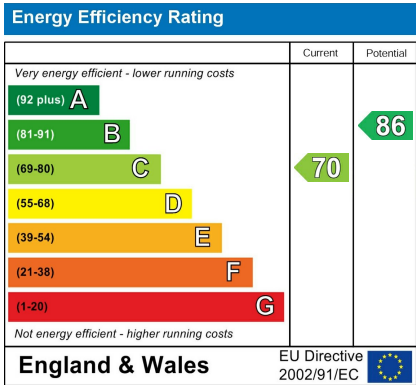


## Features

- 3 Bedroom terrace house
- Garage with new door and roof
- South-East facing garden
- Patio area
- Open plan living /dining area
- Modern, integrated kitchen
- New combi boiler fitted this year
- Close proximity to local amenities

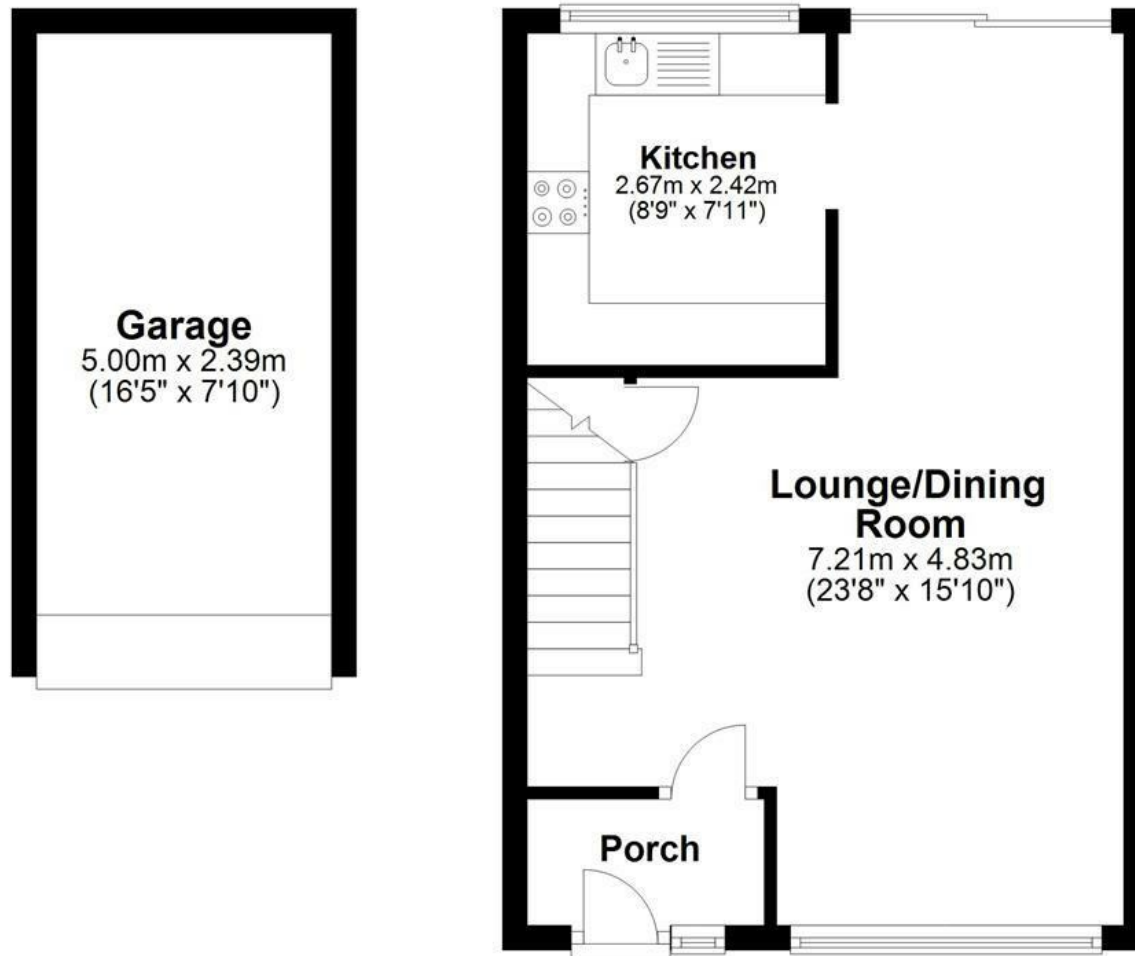
## To Book a Viewing

Please contact Squire Estates on 01442 233533.



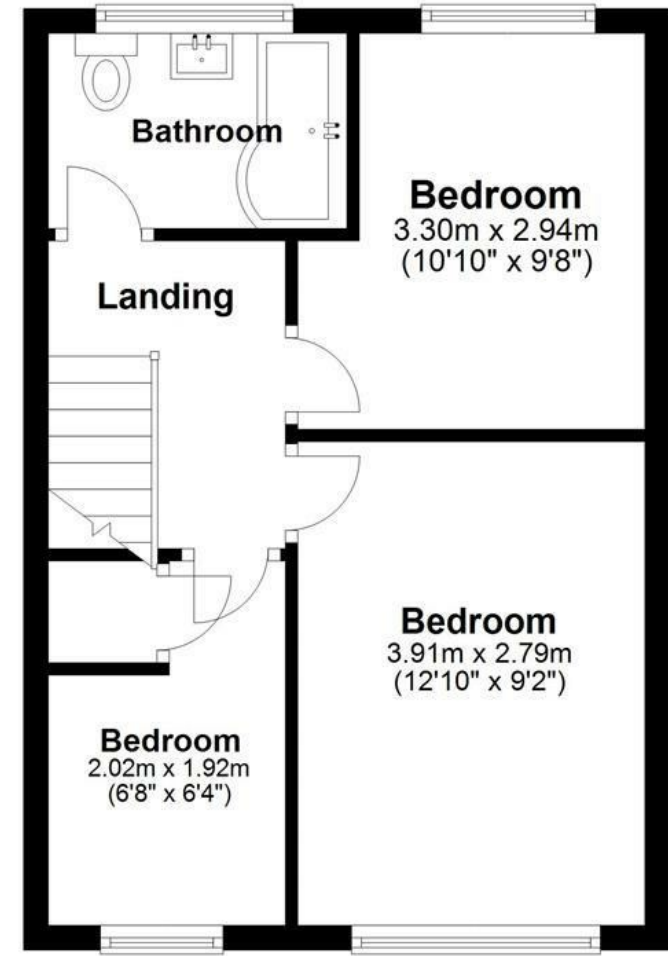
## Ground Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



## First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



Total area: approx. 82.0 sq. metres (882.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.





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