



**Latimer Close, Hemel Hempstead, HP2 7JJ**  
**Offers In Excess Of £425,000**

Situated in this popular Cul de Sac in Woodhall Farm is this spacious and well presented semi detached home. Boasting three bedrooms, 24'4 living room, conservatory, fitted kitchen, gas central heating, double glazing, off road parking and garage.

Located within easy reach of the local shops, schools, Maylands Trading Estate, Hemel Hempstead town centre with all of its shopping, restaurant and travel facilities and the M1, M25 and A41 road links.

Nestled in the tranquil neighbourhood of Latimer Close, Woodhall Farm, Hemel Hempstead, this charming semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this home offers ample space for comfortable living.

The heart of the property is a generous 24'4 living room, which seamlessly flows into a delightful conservatory, creating a bright and airy atmosphere perfect for relaxation or entertaining guests. The fitted kitchen is both functional and inviting, providing a wonderful space for culinary creativity.

In addition to its spacious interior, this home features a garage and off-road parking, ensuring convenience for residents and visitors. The surrounding area is known for its community spirit and accessibility to local amenities, making it an ideal location for those seeking a balanced lifestyle.

This property is not just a house; it is a place where memories can be made. With its combination of space, comfort, and practicality, it is sure to appeal to a wide range of potential buyers or renters. Do not miss the chance to make this lovely home your own.

## Porch



## Downstairs Cloakroom



## Lounge/Dining Room 24'4 max x 15'8 max (7.42m max x 4.78m max)



## Conservatory 11'0 x 7'8 (3.35m x 2.34m)



**Fitted Kitchen 9'10 x 7'9 (3.00m x 2.36m)**



**Bedroom Three 9'7 max x 6'4 max (2.92m max x 1.93m max)**



**Landing**

**Bedroom One 12'11 x 9'3 (3.94m x 2.82m)**



**Shower Room**



**Bedroom Two 10'8 max x 8'2 max (3.25m max x 2.49m max)**



**Front Garden**



**Rear Garden**



**Garage and Off Road Parking**

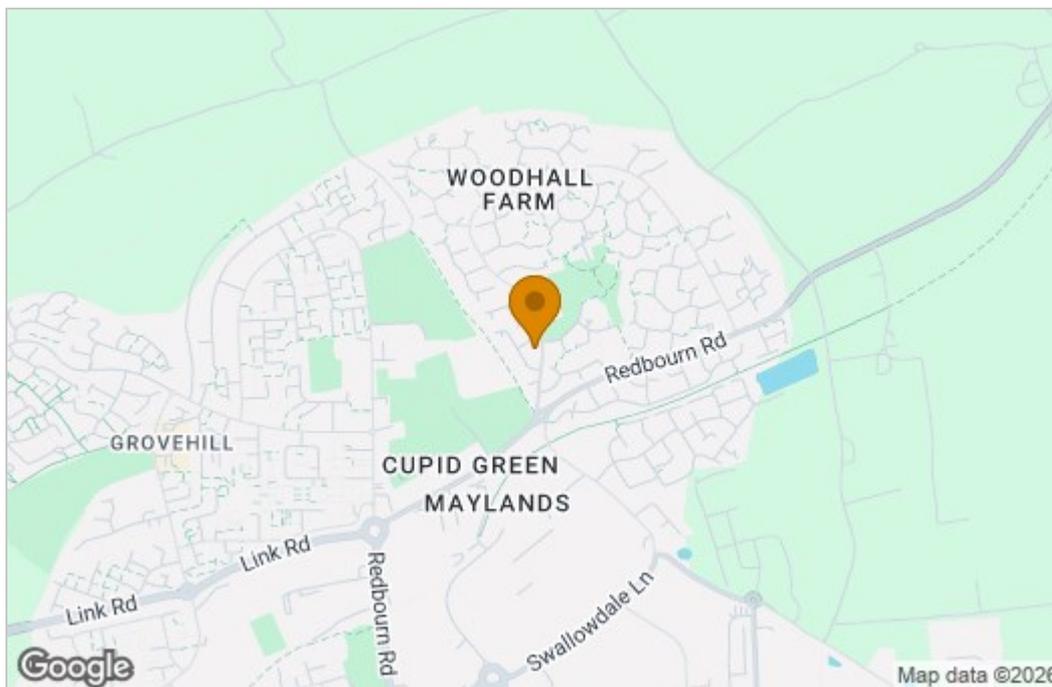
# Floor Plan



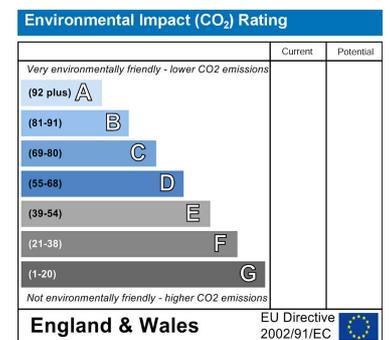
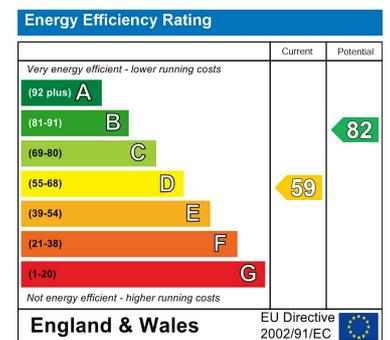
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# Area Map



# Energy Efficiency Graph



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