



## Berkeley Square, Hemel Hempstead, HP2 7QS

### Offers Over £440,000

Situated in Woodhall Farm is this spacious and well presented three/four bedroom end of terrace family home located on a generous corner plot with scope to extend STPP. This property is situated close to the local shops and supermarket, sought after schooling and amenities while both St Albans and Harpenden are close at hand. Also near is the Nicky Line cycle and walking route, Cupid Green Park with it Adventure Playground, Tennis Courts, Netball Courts and 3G floodlit sports pitch are all nearby.



Clements Estate agents are delighted to offer this hoigh sought after Semi Detached family home. To the front of the property is a good sized block driveway that offers excellent off road parking and an area to the side that is laid to lawn and gated side access to the rear garden. To the ground floor a welcoming entrance porch, living room with stairs leading to the first floor, dining room with access to the kitchen, a bedroom/ office with an ensuite shower room, conservatory. The kitchen is fitted with a range of matching wall and floor mounted units comprising both cupboards and drawers and colour coordinated work surfaces. On the first floor there are three bedrooms and a family bathroom, the family bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over, a wash hand basin, a low level WC, tiled walls and a chrome heated towel rail. The rear garden is landscaped with a patio seating area and laid to lawn.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities and the M1, M25 and A41 road links are close at hand, whilst the Hemel Hempstead mainline railway station offers a fast and frequent service to London Euston.

### **Entrance Porch**

### **Living Room 15'2 x 10'5 (4.62m x 3.18m)**



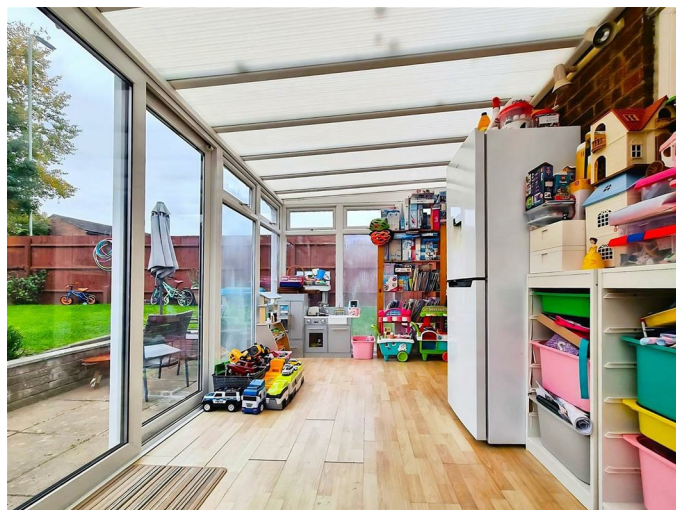
### **Dining Room 11'3 x 9'7 (3.43m x 2.92m)**



### **Fitted Kitchen 10'6 x 6'11 (3.20m x 2.11m)**



### **Conservatory 16'9 x 8'1 (5.11m x 2.46m)**





**Bedroom Four/Office 12'3 x 7'3 (3.73m x 2.21m)**



**Bedroom Three 9'3 x 7'5 (2.82m x 2.26m)**



**Shower Room**

**Landing**

**Bedroom One 12'4 x 10'3 (3.76m x 3.12m)**



**Bathroom**



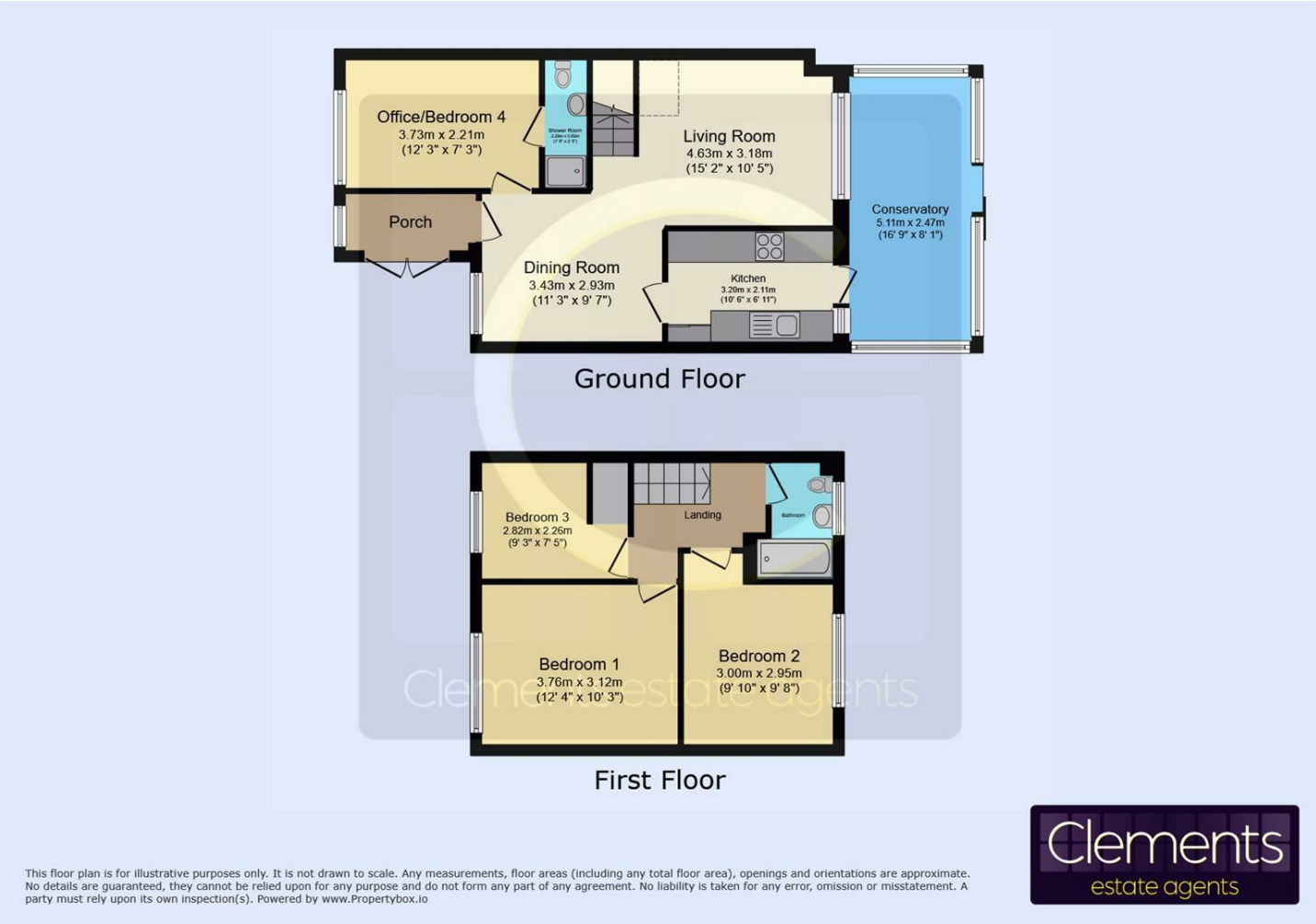
**Bedroom Two 9'10 x 9'8 (3.00m x 2.95m)**



**Front Garden & Off Road Parking**

**Rear Garden**

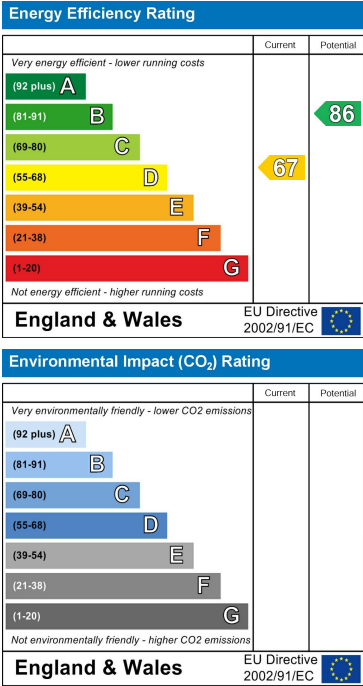
Floor Plan



Area Map



Energy Efficiency Graph



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