



Kimpton Close  
Hemel Hempstead, HP2 7PN

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## Kimpton Close, Hemel Hempstead

Welcome to this charming THREE bedroom family home located in the sought-after Woodhall Farm area. This beautifully presented property offers lots of family space.

As you step inside, you'll find a separate spacious lounge, providing a modern comfortable room for relaxation. The heart of the home is the stunning kitchen/dining room, which boasts ample space for family meals and entertaining. The kitchen has plenty of wall and floor units, and the central island includes the sink, and breakfast bar area. The kitchen has integrated appliance including a washer/dryer, dishwasher, oven and microwave. The elegant bi-fold doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the property comprises three well-proportioned bedrooms, providing plenty of space for the whole family. The family bathroom is tastefully designed, featuring a bath with a shower overhead, a WC, and a sink.

The low-maintenance oasis rear garden has a stylish patio area, perfect for al fresco dining, and an artificial lawn, offering a green space for children to play and unwind. There is a side entrance giving access to the converted garage.

One of the standout features of this home is the converted garage, offering versatile space that could serve as a home office, gym, or additional living area. In addition, the property includes a two-car driveway.

Situated in a quiet, family-friendly neighborhood, this home is within easy reach of local amenities, schools, and transport links, making it a fantastic choice for those looking to settle in Woodhall Farm. Don't miss out on the opportunity to make this delightful property your new family home.

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

- Three bedroom family home
- Converted garage into an additional room
- Large kitchen/diner
- Immaculate condition
- Two car driveway
- Close to schools
- Close to shops

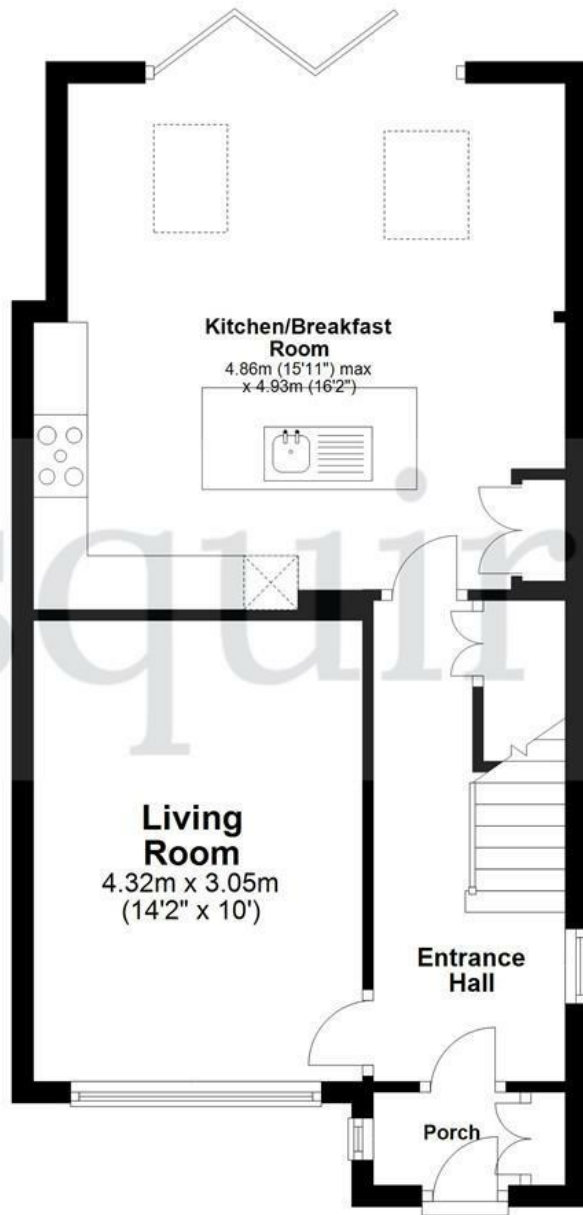
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor

Approx. 57.0 sq. metres (613.8 sq. feet)



### Kitchen/Breakfast Room

4.86m (15'11") max  
x 4.93m (16'2")

**Living Room**  
4.32m x 3.05m  
(14'2" x 10')

Entrance Hall

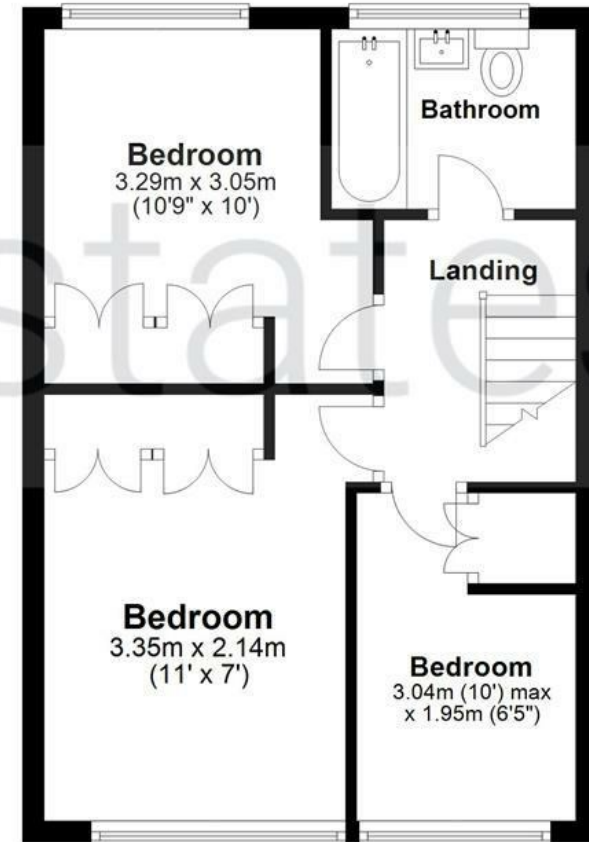
Porch



**Office/studio**  
4.75m x 2.17m  
(15'7" x 7'1")

## First Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



**Bedroom**  
3.29m x 3.05m  
(10'9" x 10')

Bathroom

Landing

**Bedroom**  
3.35m x 2.14m  
(11' x 7')

**Bedroom**  
3.04m (10') max  
x 1.95m (6'5")

Total area: approx. 93.3 sq. metres (1004.7 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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