



Kipling Grove  
Hemel Hempstead, HP2 7NJ

squire | estates

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## Kipling Grove, Hemel Hempstead

Discover this impressive THREE/FOUR bedroom family home in the desirable Woodhall Farm area, offering a perfect blend of modern living and versatility.

The heart of the home is the spacious, open-plan living area that flows effortlessly into a sleek, modern kitchen, ideal for both everyday family life and entertaining guests. The ground floor also features a practical downstairs shower room and a flexible fourth bedroom, currently used as a study, which provides an excellent space for working from home. Heated ceramic flooring throughout downstairs.

Upstairs, the property boasts three generously sized bedrooms, each filled with natural light and offering ample storage space. The modern family bathroom comprises of a bath with shower over, pedestal sink and WC.

The bi-fold doors lead to the rear garden complete with patio and astro turf, designed with outdoor living in mind. This inviting space includes a dedicated entertaining area, perfect for alfresco dining and summer gatherings. Additionally, the garden features a separate outside room, currently set up as a hair salon, offering endless possibilities for use as a home office, studio, or gym.

Situated in a quiet, family-friendly neighborhood with excellent local schools, parks, and amenities, this home in Woodhall Farm is a true gem. Don't miss out on the opportunity to make it yours!

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/Four bedroom family home
- Two bathrooms
- Large driveway for three cars
- Underfloor heating
- Open plan living space
- Located close to schools
- Close to local shops

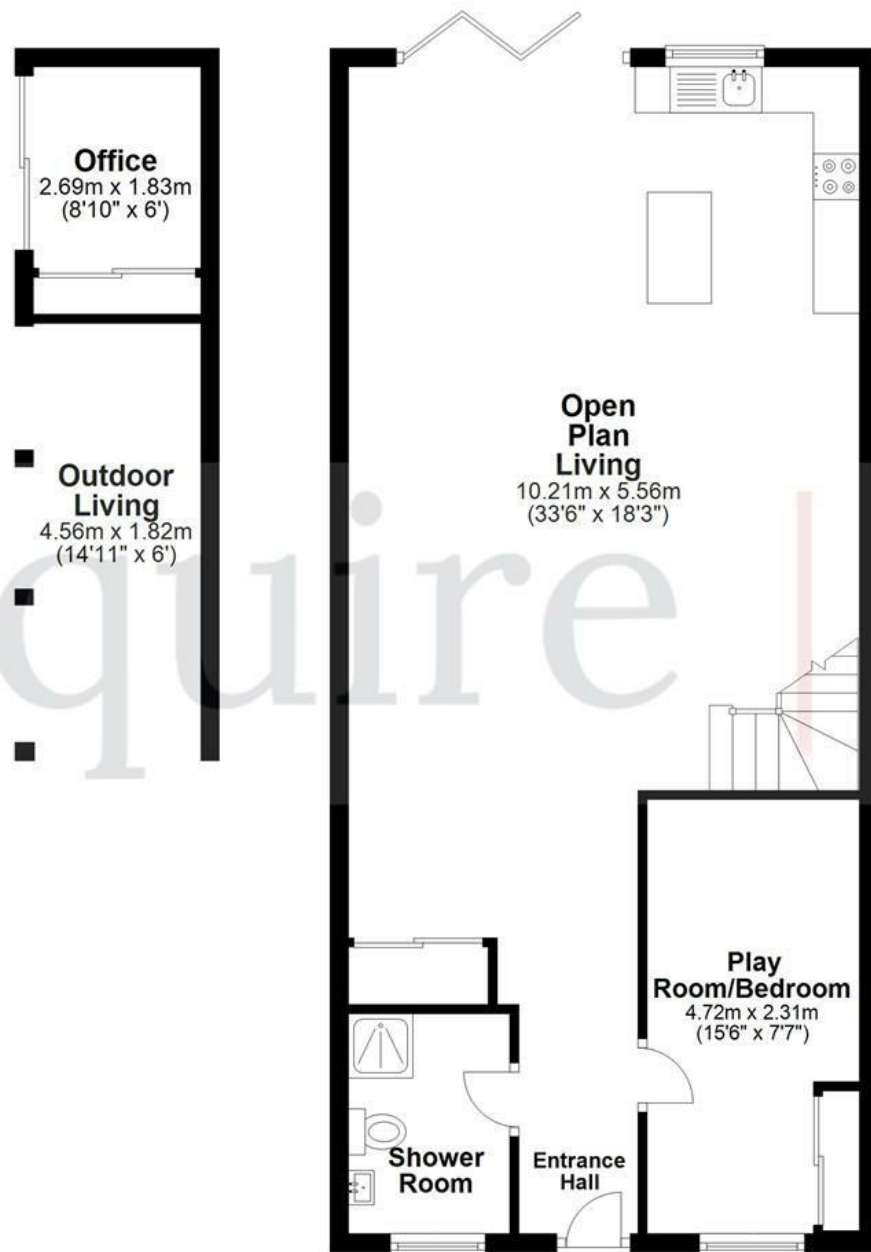
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

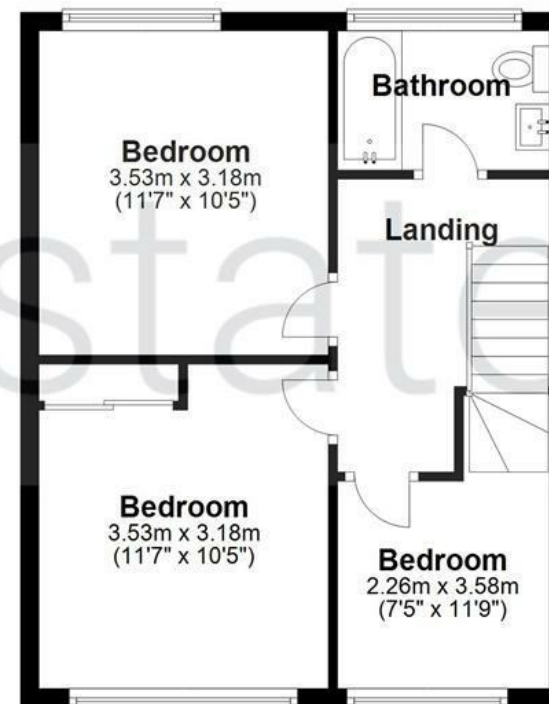
## Ground Floor

Approx. 75.1 sq. metres (808.5 sq. feet)



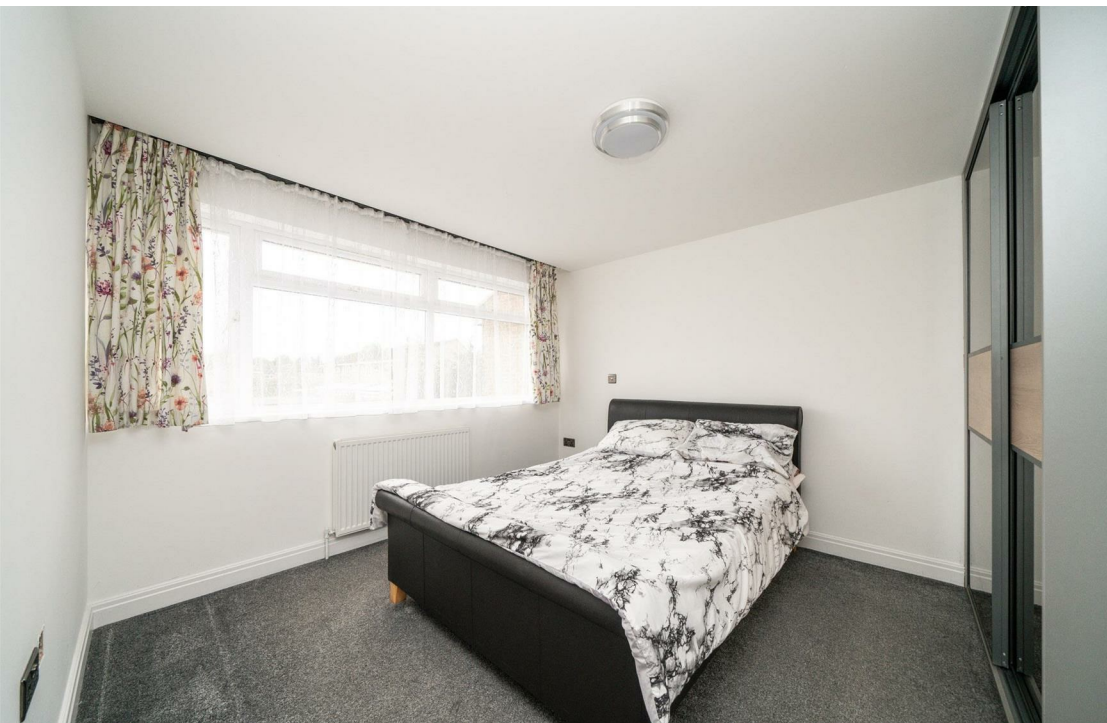
## First Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



Total area: approx. 119.2 sq. metres (1282.5 sq. feet)

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



67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE  
01442 233533 | [www.squirestates.co.uk](http://www.squirestates.co.uk)