



Burns Drive  
Hemel Hempstead, HP2 7NR

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## Burns Drive, Hemel Hempstead

Located in the popular area of Wood Hall Farm this three-bedroom terraced house is offered to the market in excellent condition, featuring a newly fitted kitchen and bathroom. Situated in a desirable location overlooking a green, this home provides a perfect balance of comfort and convenience.

Upon entering the property, a welcoming porch leads into a spacious lounge/diner, offering a bright and airy living space with doors that open onto a well-maintained rear garden. The newly fitted kitchen boasts a stylish range of wall and floor units, coordinating work surfaces, and ample space for appliances, with a door providing direct access to the garden.

Upstairs, there are three well-proportioned bedrooms, including two generous double rooms and a comfortable single. The contemporary bathroom is finished to a high standard, featuring a bath with an overhead shower, WC, and a wash hand basin.

Externally, the neat rear garden provides a private outdoor space, with convenient access to the garage area at the rear. This charming home is ideal for families, first-time buyers, or investors looking for a well-maintained property.

Woodhall Farm is in a prime location to provide access to the M1 motorway and the industrial areas of Hemel Hempstead.

Both Holtsmere End and the Ofstad excellent Brockswood primary schools are within a short walk as are local shops and a doctors surgery.

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

- Well presented three bedroom house
- New kitchen and bathroom
- Two double and one single bedroom
- Doors leading onto a neat rear garden
- Garage in block
- Gas central heating
- Located on a quiet green

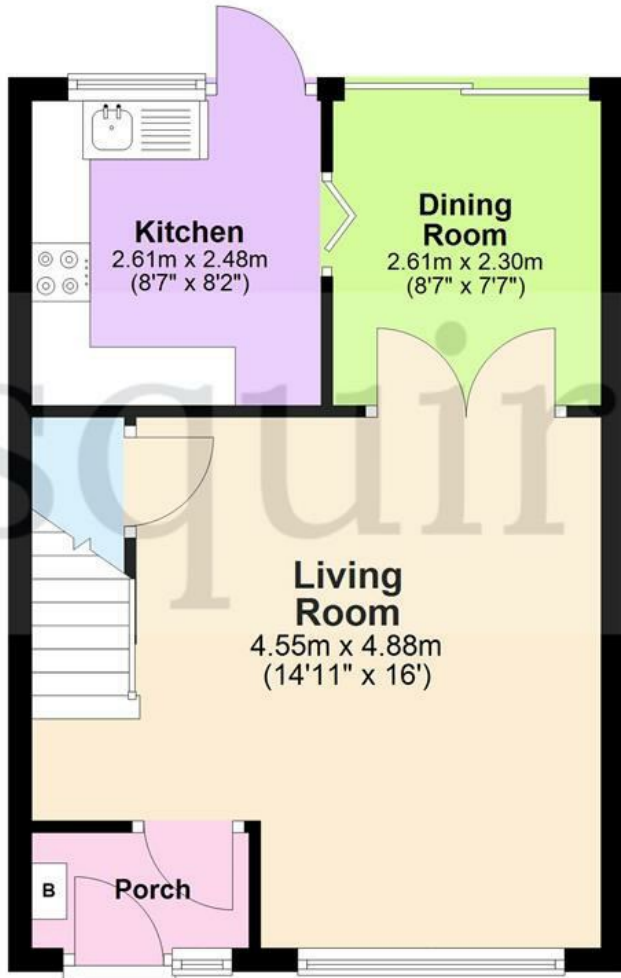
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

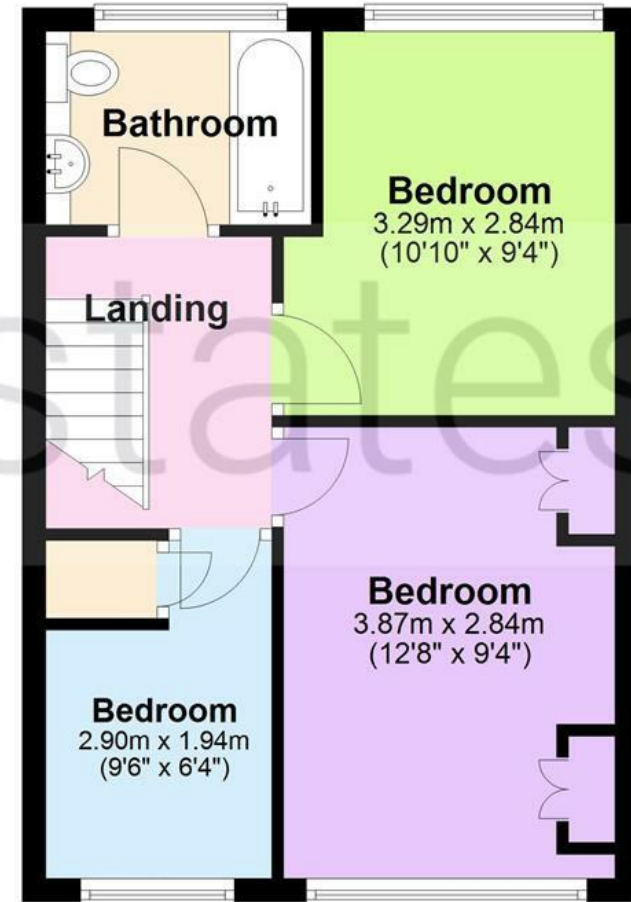
## Ground Floor

Approx. 46.1 sq. metres (496.2 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 81.5 sq. metres (877.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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