



Latimer Close
Hemel Hempstead, HP2 7JJ

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This delightful four-bedroom detached home, complete with an integral garage and two off-road parking spaces, is set at the end of this secluded cul de sac in the sought-after, area of Woodhall farm.

The spacious open-plan lounge and dining area offer a cozy living space and a generous dining section, with doors opening into a bright conservatory that seamlessly connects to the garden.

The kitchen is well-appointed with quality appliances, ample workspace, and a large walk-in utility cupboard, plus direct access to the garden. A convenient ground floor cloakroom completes the downstairs layout.

Upstairs, there are four well-proportioned bedrooms and a family bathroom, featuring a bath, separate shower cubicle, WC, and hand basin.

Outside, the secluded rear garden boasts a lovely patio area, side access, and two sheds (one with power), ideal for storage or workspace. With off-road parking for two vehicles in front of the garage, this property combines practical living with a welcoming ambiance, perfect for family life.

The property is close to local shops and amenities including a Sainsbury's supermarket.

Woodhall Farm is also close to Maylands Industrial Estate, and ideal for families as it is home to two primary schools: Holtsmere End Primary School & Brockswood Primary School.

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

- Four bedroom family home
- Detached
- Garage
- Parking for three cars
- CHAIN FREE
- Open plan lounge/diner
- Conservatory
- Close to local schools
- Close to local shops

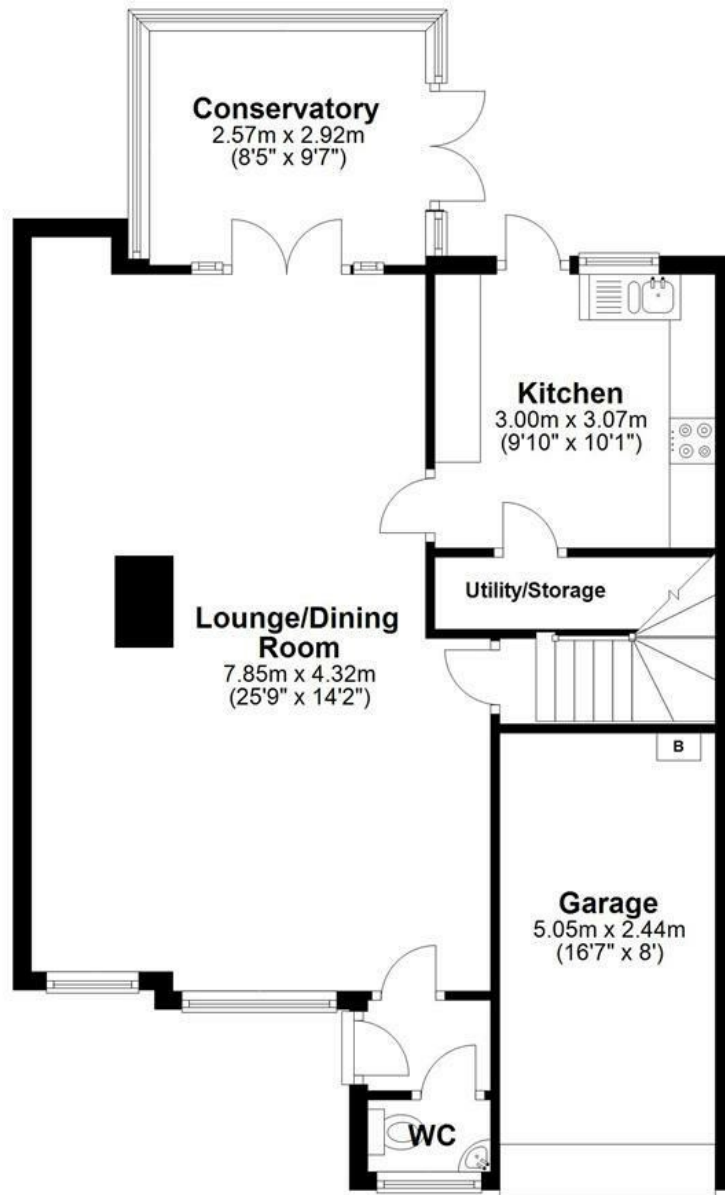
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

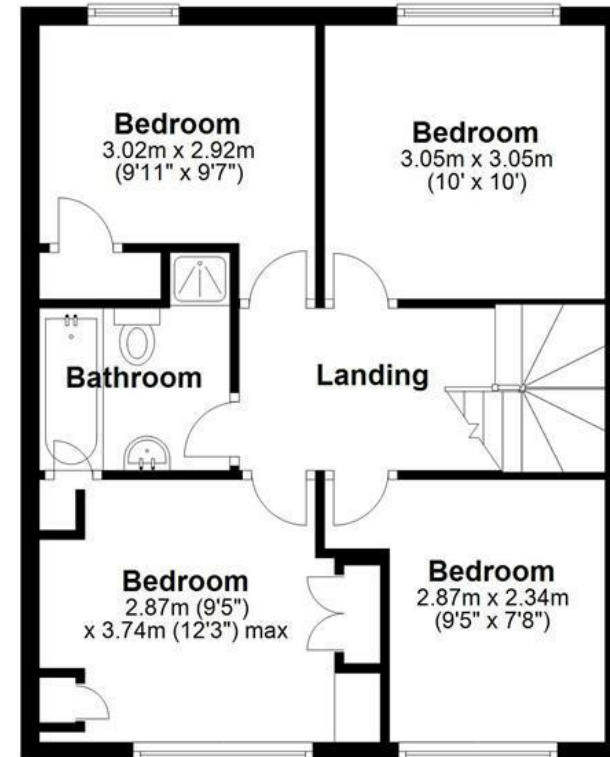
Ground Floor

Approx. 75.1 sq. metres (808.6 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.4 sq. feet)



Total area: approx. 123.4 sq. metres (1328.0 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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