



Parr Crescent
Hemel Hempstead, HP2 7LL

squire | estates

Parr Crescent, Hemel Hempstead

Lovely 4-Bedroom Detached Family Home in Woodhall Farm

Situated in the sought-after Woodhall Farm development, this spacious four-bedroom detached home is one of the larger properties in the area. Offering modern living with a contemporary kitchen, stylish gloss units, coordinating work surfaces, and built-in appliances, the kitchen also benefits from a side door providing access to the side of the property.

The open-plan lounge/diner, complete with a utility area, spans the width of the property and features sliding doors leading to the private rear garden. At the front of the house, an office/snug with floor-to-wall storage on two sides provides a versatile space for work or relaxation. A cloakroom is also conveniently located on the ground floor.

Upstairs, the first floor boasts four well-proportioned bedrooms, including a generously sized master bedroom, two further double bedrooms, and a comfortable single bedroom. These are accompanied by a modern family bathroom.

Externally, the nice-sized rear garden includes a wooden shed and offers side access. At the front, there is parking for 2-3 vehicles.

Woodhall Farm is a fantastic location, featuring excellent primary and nursery schools, a small parade of shops, including Sainsbury's, and easy access to Hemel Hempstead's industrial estate and the M1 motorway for convenient commuting.

A wonderful family home in a desirable location – viewings highly recommended

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 detached property
- Larger style for the area
- Contemporary kitchen
- Snug / Office
- Cloakroom
- Large lounge / diner with doors on to the garden
- Master bedroom with space for a possible en-suite
- Off road parking for 2/3 vehicles

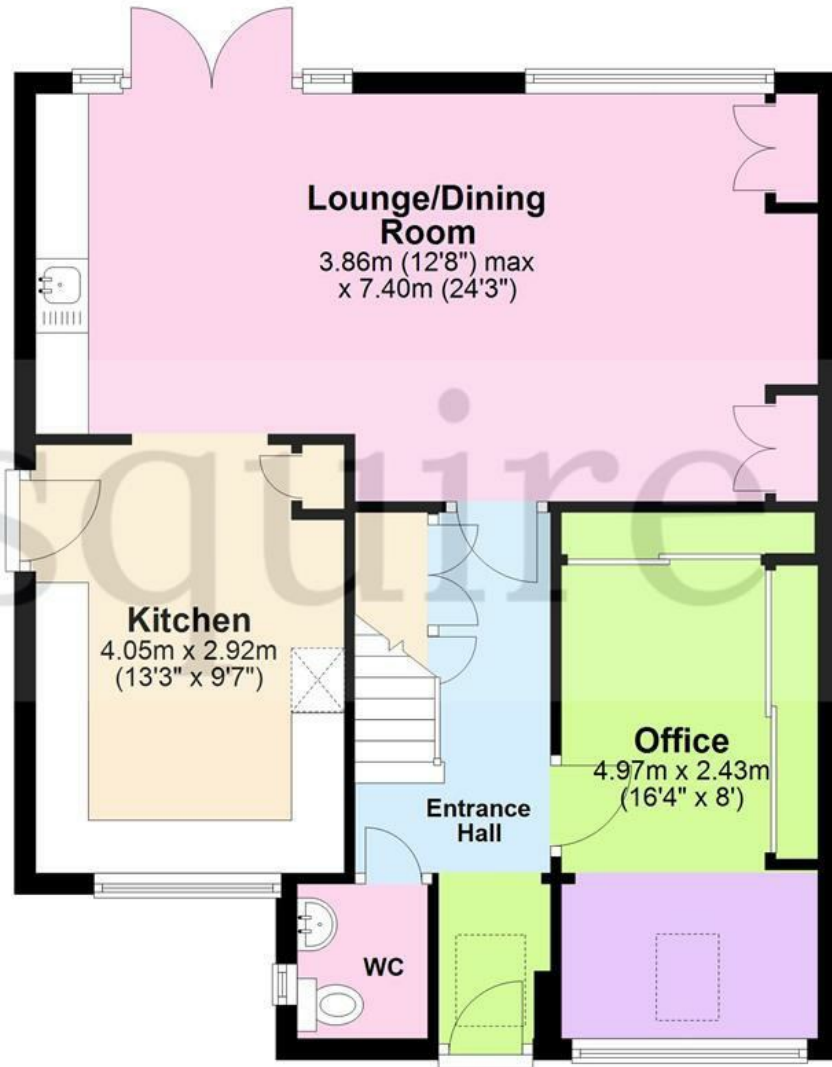
To Book a Viewing

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	86
England & Wales		EU Directive 2002/91/EC

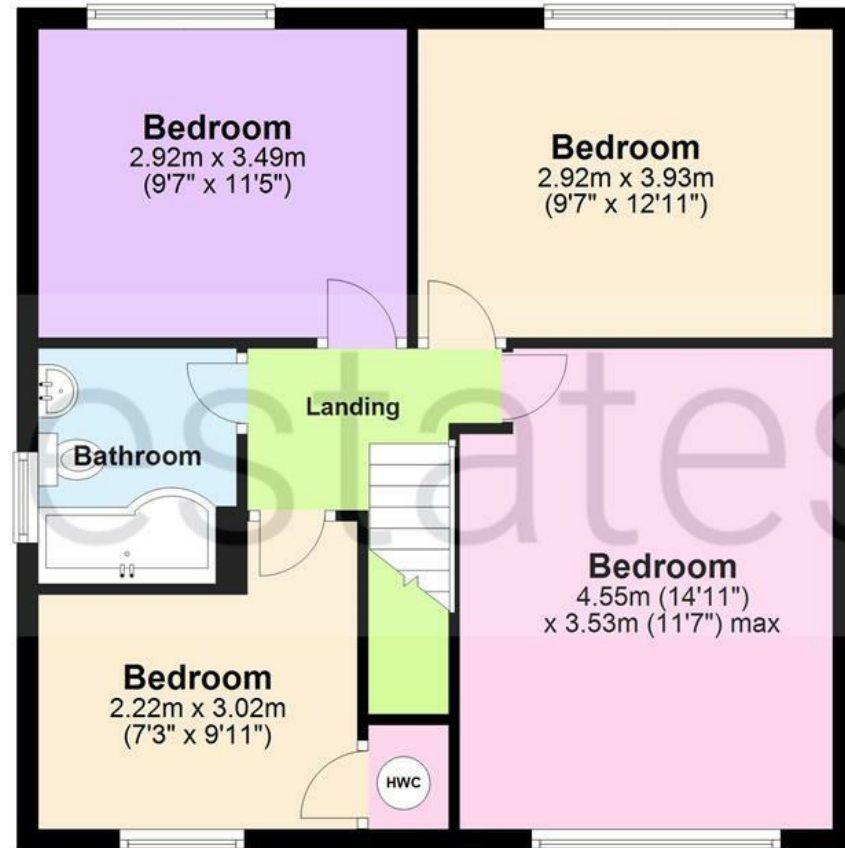
Ground Floor

Approx. 62.2 sq. metres (669.9 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.0 sq. feet)



Total area: approx. 119.1 sq. metres (1281.9 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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