

**FOR
SALE**



Wootton Drive, Hemel Hempstead

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Offered to the market with no onward chain, this one bedroom flat is located in the popular Grovehill area of Hemel Hempstead and represents an excellent opportunity for purchasers seeking a property with exceptional storage and scope for improvement.

The accommodation comprises an entrance hall with multiple built-in storage cupboards, a good-sized double bedroom, a bright and spacious living room benefitting from a large window providing an abundance of natural light, and a separate kitchen fitted with under counter fridge, oven with separate electric hob, and washing machine. The bathroom is fitted with a bath with shower over, WC, and wash hand basin.

A particular feature of this property is the extensive storage options, including the numerous internal cupboards and a private, locked storage area located beneath the property, ideal for additional belongings or larger items.

While the flat would benefit from modernisation, it offers significant potential to create a comfortable home or an excellent investment opportunity.

Located within walking distance to local shops, and easy access to motorways.

- First floor flat
- One bedroom flat
- Lounge
- Low service and ground rent charges
- Large storage area



Ground Floor

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus storage, approx. 27.0 sq. metres (290.7 sq. feet)



First Floor

Approx. 37.2 sq. metres (399.9 sq. feet)



Main area: Approx. 37.2 sq. metres (399.9 sq. feet)

Plus storage, approx. 27.0 sq. metres (290.7 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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