



Woodland Place  
Hemel Hempstead, HP1 1RD

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## Woodland Place, Hemel Hempstead

Nestled in a peaceful cul-de-sac in the heart of Boxmoor, this four-bedroom detached family home offers generous living space, a large driveway which includes an electric vehicle charging point for added convenience.

Inside, the heart of the home is the impressive open-plan kitchen/diner, complete with a breakfast bar and ample space for a large dining table, perfect for family meals and entertaining. Patio doors lead directly out to the rear garden, bringing in plenty of natural light. Just off the dining area is a versatile additional room, ideal for use as a playroom, snug, or day room, which also leads to a separate study/home office.

The ground floor also benefits from a generously sized living room, featuring two large windows and a charming fireplace, as well as a cloakroom/WC for guests.

Upstairs, the property offers three double bedrooms and one single bedroom, providing plenty of space for family or guests. The family bathroom is well-equipped with both a bathtub and a separate shower.

To the rear, the private garden is ideal for relaxing or entertaining and includes a wooden summer house, which can be used as a home office, studio, or hobby space. Located within walking distance of Hemel Hempstead train station, local shops, and the scenic Grand Union Canal and Boxmoor moorlands, this home combines convenience with tranquillity, making it a perfect choice for families or commuters alike.

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
- Two reception rooms
- Large driveway
- CHAIN FREE
- Boxmoor location
- Kitchen/dining room
- Summer house
- Close to Boxmoor High Street

## 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		
	69	78
England & Wales		EU Directive 2002/91/EC

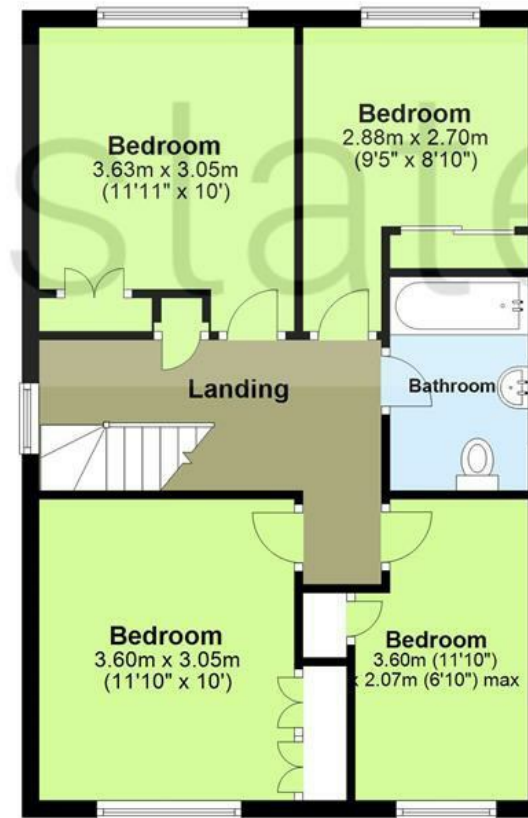
## Ground Floor

Approx. 74.9 sq. metres (806.7 sq. feet)



## First Floor

Approx. 54.0 sq. metres (581.5 sq. feet)



Total area: approx. 129.0 sq. metres (1388.1 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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