

**FOR
SALE**



Botley Road, Hemel Hempstead

squire | estates

A beautifully presented five-bedroom family home with driveway, ideally situated in the highly sought after Woodhall Farm area, offering spacious and versatile living accommodation throughout.

The ground floor features a welcoming entrance hallway with a useful storage cupboard, leading through to a bright and airy lounge complete with a charming feature fireplace an ideal space for relaxing or entertaining. To the rear of the property, the modern kitchen/diner overlooks the garden, creating a wonderful hub for family life and social gatherings.

This immaculate property boasts five generous double bedrooms, including a well-appointed main bedroom with the added luxury of an en suite bathroom. Perfect for growing families.

Additionally, there is a versatile room with patio doors opening onto the garden. Currently used as a storage and utility area by the present owner, this space could easily be adapted into a home office, study, or playroom. This room also provides internal access to the garage, adding further convenience.

Outside, the property continues to impress with a well-maintained rear garden featuring a patio seating area, a lawn bordered by mature shrubs, and plenty of space for outdoor enjoyment.

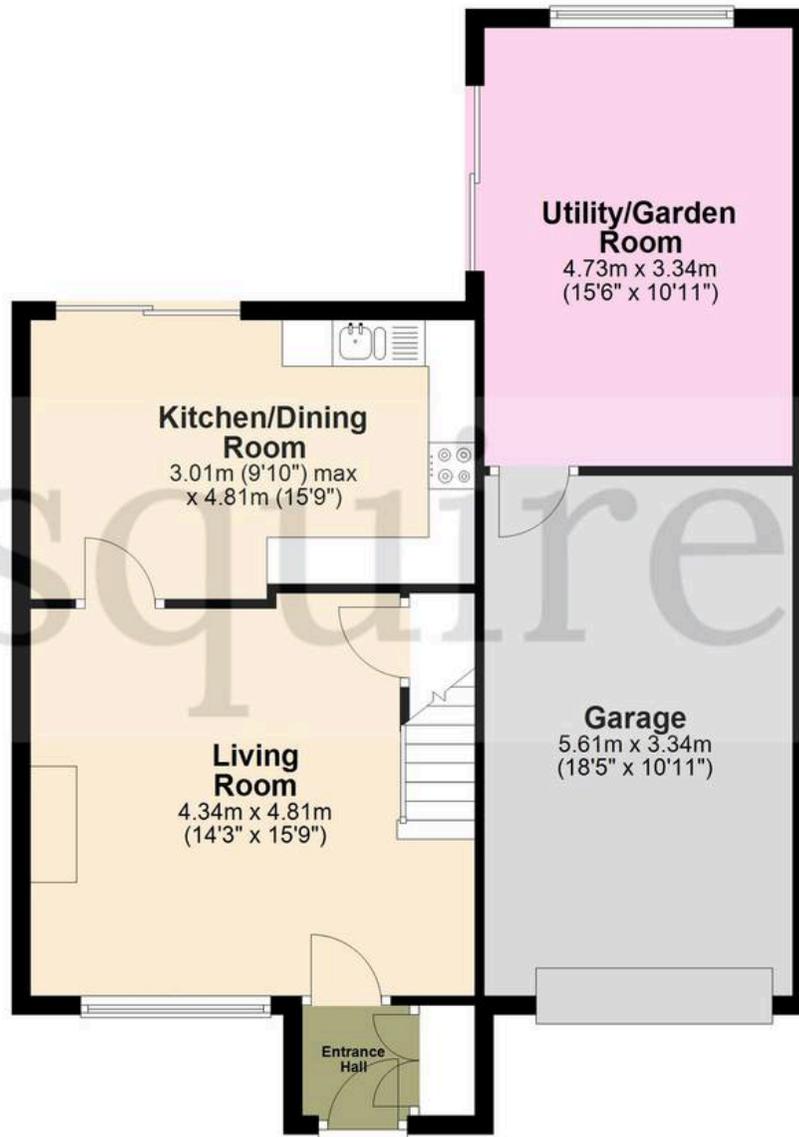
Finished to a high standard throughout and in truly move-in ready condition, this fantastic home offers an excellent opportunity for families seeking space, flexibility, and a desirable location.

- Five bedroom family home
- Immaculate condition
- Large kitchen/dining room
- En-suite bathroom to main bedroom
- Garage
- Located close to schools



Ground Floor

Approx. 73.0 sq. metres (786.0 sq. feet)



First Floor

Approx. 70.6 sq. metres (760.0 sq. feet)



Total area: approx. 143.6 sq. metres (1545.9 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
Plan produced using PlanUp.□



t. 01442 233533 | e. homes@squirestates.co.uk