

**FOR
SALE**



Arkley Road, Hemel Hempstead

squire | estates

Situated in a tucked-away corner position on the popular Woodhall Farm development, this well-presented three-bedroom semi-detached family home offers excellent potential to extend (subject to the necessary planning permissions).

The accommodation comprises an entrance porch with a useful storage cupboard, leading into a spacious through lounge/dining room with doors opening into the conservatory. The kitchen is fitted with a range of wall and floor-mounted units complemented by coordinating work surfaces.

To the first floor are three bedrooms, including two doubles and one single bedroom, together with a family bathroom fitted with a shower over the bath.

Externally, the property benefits from a detached garage situated to the side, along with a generous driveway providing off-road parking for up to four vehicles. The neat and enclosed rear garden features a garden shed and offers an ideal space for outdoor enjoyment.

Conveniently located close to local amenities and the nearby industrial estate, the property also provides excellent transport links with the M1 motorway just a short drive away. Offering spacious accommodation and significant scope for further enhancement, this is an ideal family home in a sought-after residential location.

No upper chain.

- Three-bedroom semi-detached family home.
- Tucked away in a corner position.
- Conservatory accessed from the living area.
- Three bedrooms (two doubles and one single).
- Detached garage and driveway parking for up to four vehicles.
- Excellent potential to extend (subject to planning permission).



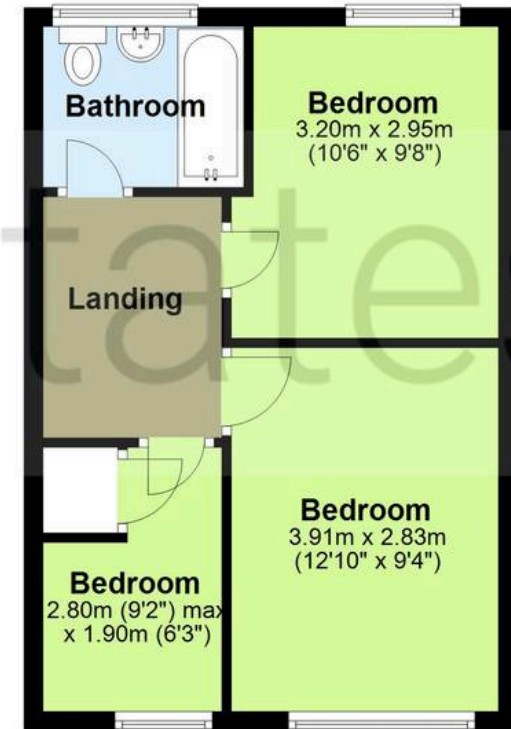
Ground Floor

Approx. 60.1 sq. metres (646.8 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



Total area: approx. 95.2 sq. metres (1024.3 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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t. 01442 233533 | e. homes@squirestates.co.uk