





**Offers in the Region
Of £485,000**

This beautifully presented three-bedroom end of terrace home is located in a quiet and desirable cul-de-sac in Hemel Hempstead, offering modern living throughout and the convenience of a private driveway. On the ground floor, the property features a welcoming entrance porch, a downstairs cloakroom, a bright open plan living and dining space, and a modern kitchen with ample storage and worktop space. Upstairs, you will find a luxury family bathroom and three generous sized bedrooms. Outside, the property benefits from a private driveway and a low maintenance rear garden. This home is well located for local schools, shops, amenities, and transport links.

Property Description

Entrance Porch

Doors to cloakroom and living room.

Cloakroom

WC, frosted double glazed window to front, radiator, spotlights.

Lounge/Diner

Double glazed window to front, radiator, storage cupboard, log burner, spotlights, door to rear garden, stairs rising to first floor.

Kitchen

Range of floor and wall mounted units, space for fridge freezer, space for washing machine, integrated dishwasher, built in oven, built in microwave, gas hob with extractor fan over, 1 1/2 bowl stainless steel sink with drainer, spotlights, double glazed window to rear.

Landing

Doors to all bedrooms and bathroom, storage cupboard, access to loft via pull down ladder.

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, radiator, storage cupboard housing combination boiler, built in wardrobe.

Bedroom 3

Double glazed window to front, radiator.

Bathroom

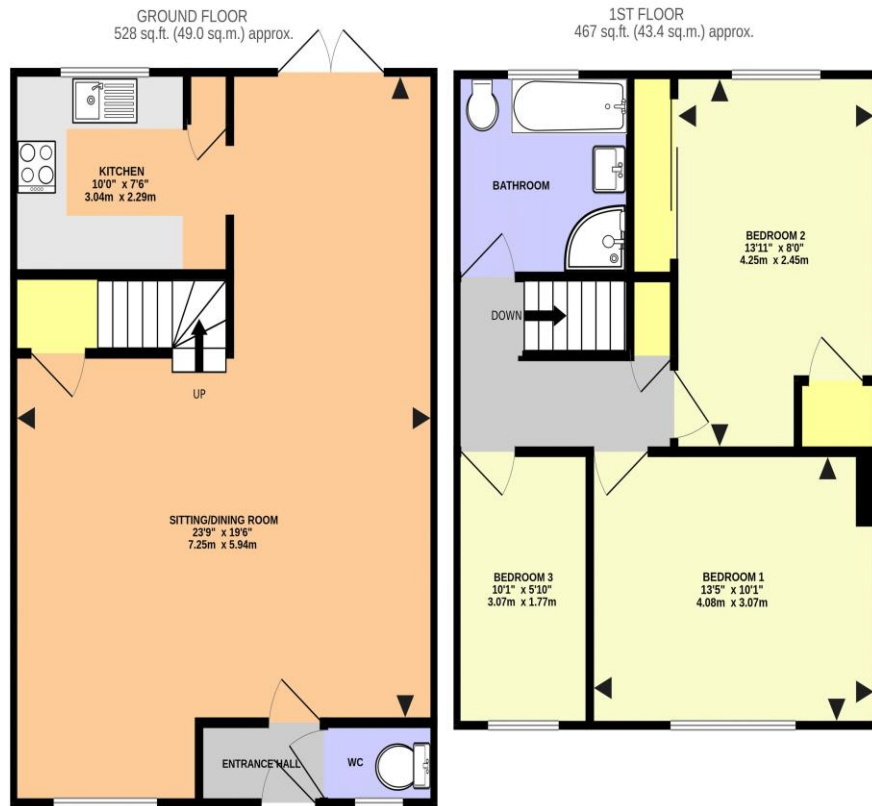
WC, shower cubicle, panel bath, extractor fan, hand wash basin in vanity unit, spotlights, frosted double glazed window to rear.

Front garden

Driveway parking, side access.

Rear Garden

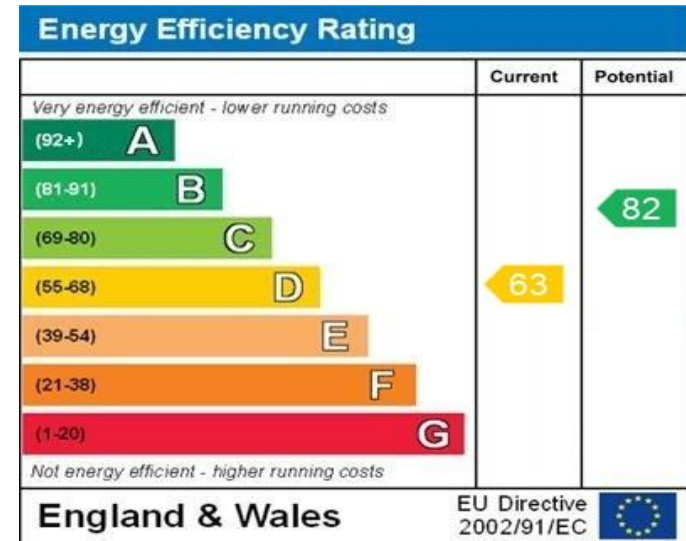
Mainly laid to lawn with patio area, side access gate, water tap, storage shed.



CONNAUGHT CLOSE, HEMEL HEMPSTEAD HP2 7AB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 995 sq.ft. (92.5 sq.m.) approx.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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