



**Connells**

Little Catherells  
HEMEL HEMPSTEAD





## Property Description

CHAIN FREE! FOUR BEDROOM DETACHED executive family home in sought after location. PLANNING PERMISSION FOR A DOUBLE STOREY EXTENSION TO THE REAR GRANTED. Finished to a high standard throughout, driveway parking and DOUBLE GARAGE, large conservatory, fitted kitchen/breakfast room and utility, downstairs cloakroom, large lounge/diner, ensuite to the master bedroom. Easy access to local shops, sought after schools and Potten End Village.

## Entrance Hallway

Double glazed door to front, two understairs cupboards, double glazed window, radiator and tiled floor.

## Downstairs Cloakroom

Double glazed window, low level WC, heated towel rail and wash hand basin.

## Lounge

19' 6" x 15' 9" ( 5.94m x 4.80m )

Double glazed window, radiator, TV point, wood laminate flooring, door and window to conservatory.

## Fitted Kitchen

18' 6" max x 13' 9" max ( 5.64m max x 4.19m max )

Fitted Kitchen with wall and base units to compliment, work surfaces, sink and drainer, double electric oven and gas hob with cookerhood over, double glazed window, tiled floor, double glazed door to conservatory and space for fridge freezer.

## Utility Room

9' 2" x 5' 4" ( 2.79m x 1.63m )

Double Glazed window, central heating boiler, radiator, plumbing for washing machine and space for tumble dryer.

## Conservatory

29' x 9' 4" ( 8.84m x 2.84m )

Double glazed doors to garden and laminated flooring.

## Landing

Loft Access, airing cupboard and laminated flooring.

## Bedroom One

13' 7" x 10' 1" ( 4.14m x 3.07m )

Double glazed window, built in wardrobes, TV point and radiator.

## En Suite

Double glazed window, double wash hand basins, shower cubicle, heated towel rail, low level WC and fully tiled.

## Bedroom Two

10' 7" x 9' 2" ( 3.23m x 2.79m )

Double glazing, radiator and double glazing.

## Bedroom Three

10' 2" max x 9' 2" ( 3.10m max x 2.79m )

Double glazed window, built in wardrobe, TV point and radiator.

## Bedroom Four

9' 1" x 8' 8" max ( 2.77m x 2.64m max )

Double glazed window, radiator and built in wardrobe.

## Bathroom

Double glazed window, wash hand basin, low level WC, heated towel rail, bath with mixer taps and fully tiled.

## Front

Block paved driveway, lawn and borders, side access and access to garage.

## Rear Garden

Large decked seating area, covered barbecue area, laid to lawn with mature trees and shrubs.

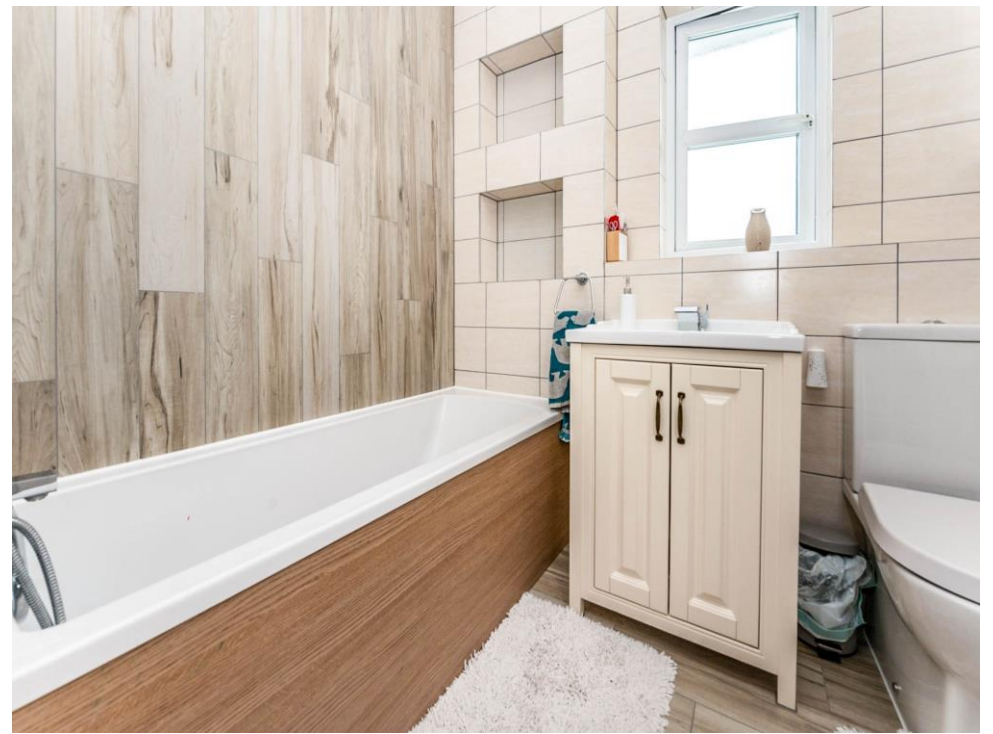
## Garage

17' 1" x 17' ( 5.21m x 5.18m )

Up and over doors with power and light.



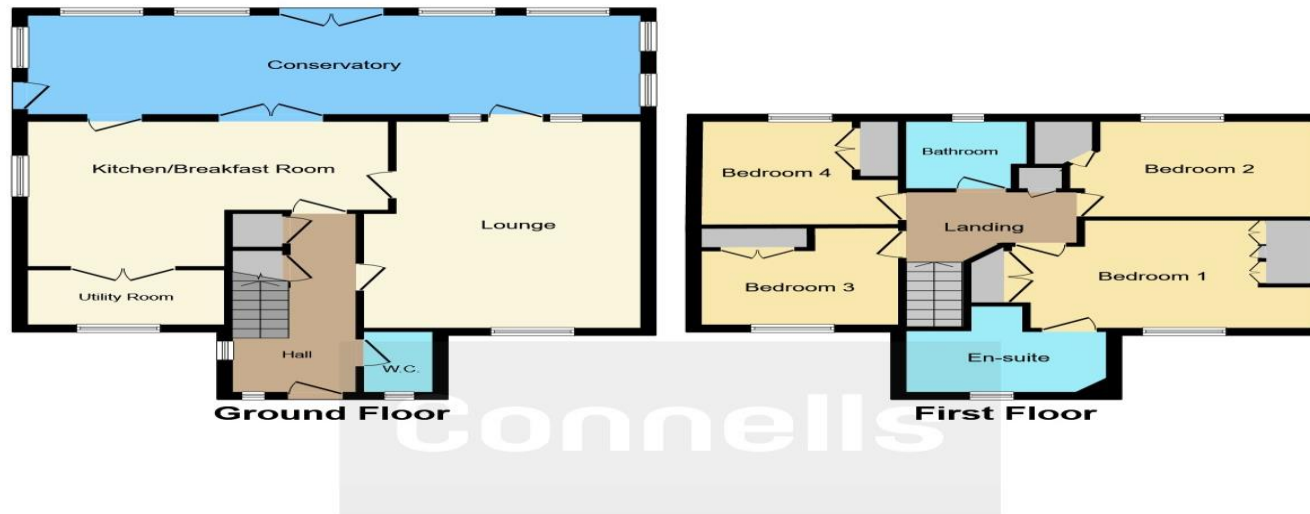












**Double Garage**

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/ref-HEM309274](http://connells.co.uk/Property/ref-HEM309274)**



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