



Connells

The Flags
Hemel Hempstead

The Flags Hemel Hempstead HP2 4QH

for sale offers in excess of
£400,000



Property Description

OFFERED WITH NO UPPER CHAIN! FOUR BEDROOM terraced family home with POTENTIAL TO EXTEND STPP. Benefits include a large lounge, dining area, great sized kitchen and utility area, CONSERVATORY, downstairs cloakroom, family bathroom and a LARGE CORNER PLOT REAR GARDEN. Located in a popular Adeyfield location close to local shops, schools and transport links. The ideal family home, call now to arrange a viewing!

Entrance Porch

Single glazed door to front, single glazed window and central heating boiler.

Entrance Hall

Door to front, understairs cupboard and radiator.

Cloakroom

Fitted with low level WC and wash hand basin.

Lounge

18' 9" max x 10' 9" (5.71m max x 3.28m)
Double glazed window, fireplace, TV point and radiator.

Dining Room

10' 5" x 9' 7" (3.17m x 2.92m)
Double glazed window and radiator.

Kitchen

14' 4" x 6' 6" (4.37m x 1.98m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashback, electric oven and hob with cookerhood, tiled flooring and double glazed window.

Rear Hallway

Double glazed door, double glazed window, power, plumbing for washing machine.

Utility Room

15' 3" x 3' 4" (4.65m x 1.02m)
Single glazed door to front.

Conservatory

15' 9" x 5' 9" (4.80m x 1.75m)
UPVC construction.

Landing

Stairs from ground floor, airing cupboard and access to loft.

Bedroom 1

14' 3" x 8' 8" (4.34m x 2.64m)

Double glazed, built in wardrobes and radiator.

Bedroom 2

9' 9" x 9' 8" (2.97m x 2.95m)

Double glazed window, built in cupboard and radiator.

Bedroom 3

12' 7" x 9' 7" (3.84m x 2.92m)

Double glazed window, TV point and radiator.

Bedroom 4

12' 6" x 6' 3" (3.81m x 1.91m)

Double glazed window and radiator.

Bathroom

Fitted with corner bath, shower cubicle, heated towel rail, low level WC, wash hand basin, and two double glazed windows.

Front Garden

Pathway to front door and patio area.

Rear Garden

Patio area leading to lawned area with beds and borders and pond.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01442 216 633

E hemelhempstead@connells.co.uk

45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D

view this property online connells.co.uk/Property/HEM311246

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HEM311246 - 0009