



**Connells**

Robinsfield  
Hemel Hempstead





### Property Description

RARELY AVAILABLE! FOUR/FIVE BEDROOM EXTENDED DETACHED family home in sought after Boxmoor location. Driveway parking and garage, two bathrooms, comfortable lounge and formal dining room. Delightful front and rear gardens. Close to local shops, schools and the station with services to London Euston. Ideal family home, call now to arrange a viewing!

### Entrance Hall

Door of front and radiator.

### Lounge

20' x 19' max ( 6.10m x 5.79m max )

Two double glaze windows, open fireplace, TV point and radiator.

### Dining Room

15' 1" x 9' 2" ( 4.60m x 2.79m )

Double glazed windows, radiator and double glazed patio doors.

### Kitchen/Diner

19' 3" x 10' ( 5.87m x 3.05m )

Fitted with wall and base units with work surfaces to compliment, sink/drainer, electric oven and gas hob with cookerhood, plumbing for washing machine, new central heating boiler, laminate flooring, double glazed window and double glazed door to side.

### Bedroom 4

15' 10" x 10' ( 4.83m x 3.05m )

Double glazed patio doors and radiator.

### Study/ Bedroom 5

11' 6" x 8' 9" ( 3.51m x 2.67m )

Double glazed window, cupboard and radiator.

### Bathroom

Fitted with bath with mixer taps, wash hand basin, low level WC, radiator and double glazed window.

## Landing

Stairs from ground floor and access to loft.

## Bedroom 1

15' 1" x 12' 6" ( 4.60m x 3.81m )

Double glazed window, fitted cupboards, eves storage and radiator.

## Bedroom 2

15' 7" x 12' 7" ( 4.75m x 3.84m )

Four double glazed windows, TV point and radiator.

## Bedroom 3

12' 7" x 12' 6" ( 3.84m x 3.81m )

Double glazed window, TV point and radiator.

## Bathroom

Fitted with bath with mixer taps, wash hand basin with vanity unit, low level WC, radiator, full tiling and double glazed window.

## Front Garden

Driveway parking and lawned area.

## Rear garden

Two patio seating areas, lawned area with mature shrub and tree borders and access to garage,

## Garage

Electric door, power and light.













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

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/HEM310537](http://connells.co.uk/Property/HEM310537)**



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