



Connells

Coles Hill  
Hemel Hempstead





### Property Description

A well presented three bedroom mid-terraced family home located in a sought after cul-de-sac in Gadebridge. Benefits include a spacious lounge, conservatory/dining area, separate kitchen, utility room, gas central heating and double glazing.

The property also benefits from being within easy reach to schools, shops and local amenities. CALL NOW TO BOOK A VIEWING!!!

### Entrance Hall

Door to front and laminate flooring.

### Lounge

16' 9" x 11' 4" plus recess ( 5.11m x 3.45m plus recess )

Double glazed window, TV point, radiator and double glazed door to rear.

### Kitchen

10' 7" x 8' 8" ( 3.23m x 2.64m )

Fitted with wall and base units with work surfaces to compliment, larder, sink/drainer with splashbacks, electric oven and gas hob, plumbing for dishwasher, airing cupboard, TV point, radiator and double glazed window.

### Utility Room

5' 8" x 5' 1" ( 1.73m x 1.55m )

Double glazed window, plumbing for washing machine, space for fridge/freezer and double glazed door to front.

### Conservatory

13' 2" x 11' 7" ( 4.01m x 3.53m )

Radiator, laminate flooring and double glazed french doors to rear.

## Landing

Stairs from ground floor, access to loft and laminate flooring.

## Bedroom 1

13' 7" x 9' 7" ( 4.14m x 2.92m )

Double glazed window, fitted wardrobes and radiator.

## Bedroom 2

8' 4" x 7' 8" plus recess ( 2.54m x 2.34m plus recess )

Double glazed window, built in wardrobe and radiator.

## Bedroom 3

9' 9" x 6' 9" ( 2.97m x 2.06m )

Double glazed window and radiator.

## Bathroom

Fitted with bath with mixer taps, shower, wash hand basin, heated towel rail, storage cupboard, full tiling and double glazed window.

## Front Garden

Paved area leading to front door.

## Rear Garden

Paved patio area leading to lawned area, mature shrub borders and shed to rear.















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.

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/HEM311388](http://connells.co.uk/Property/HEM311388)**

Tenure: Freehold



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