



Connells

Belsize Close
Hemel Hempstead



Property Description

A well presented two bedroom end of terrace family home located in a quiet Cul-de-sac. Benefits include a large rear garden, kitchen/diner, lounge, 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

Double glazed door to front, double glazed window, understairs storage, radiator and wood flooring.

Lounge

12' x 10' 8" (3.66m x 3.25m)

Double glazed window, gas fire place and radiator.

Kitchen/ Diner

17' 1" x 10' 8" max (5.21m x 3.25m max)

Fitted with wall and base units with work surfaces to compliment, breakfast bar, sink/drainer with splashbacks, electric oven and hob, cupboard, plumbing for washing machine, two double glazed windows and double glazed door.

Landing

Stairs from entrance hall, access to loft and airing cupboard.

Bedroom 1

13' 9" x 9' 2" (4.19m x 2.79m)

Double glazed window and radiator.

Bedroom 2

12' 2" x 8' 5" (3.71m x 2.57m)

Double glazed window and radiator.

Bathroom

Fitted with bath with mixer taps, wash hand basin low level WC, heated towel rail, full tiling and two double glazed windows.

Front Garden

Pathway to front door and lawned area.

Rear Garden

Lawned area with paved area, pathway leading to rear and shed.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/HEM311374



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: HEM311374 - 0003