



Connells

Mercers
Hemel Hempstead



Property Description

*** CHAIN FREE *** A well presented three bedroom semi detached family home located in the highly sought after Mercers. Benefits include spacious front and rear gardens, kitchen/dining, separate lounge, underfloor heating, 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 too front, understairs storage, tiled flooring with underfloor heating.

Lounge

13' 1" x 12' 5" (3.99m x 3.78m)

Double glazed window, TV point and radiator.

Kitchen/ Diner

19' 3" x 8' 8" (5.87m x 2.64m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer wit splashbacks, electric oven and hob, plumbing for washing machine, underfloor heating and double glazed patio doors to rear.



Landing

Stairs from entrance hall, access to loft.

Bedroom 1

13' 1" x 8' 1" (3.99m x 2.46m)

Double glazed window, built in wardrobes, cupboard housing boiler and radiator.

Bedroom 2

12' 6" x 8' 8" (3.81m x 2.64m)

Double glazed window and radiator.

Bedroom 3

8' 7" x 7' 7" (2.62m x 2.31m)

Double glazed window and radiator.

Bathroom

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

Front Garden

Laid to lawn with pathway to front door.

Rear Garden

Laid to lawn with decking and side access.









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/HEM311379



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