



**Connells**

Great Road  
Hemel Hempstead



### Property Description

\*\*\* ARCHITECT DESIGNED \*\*\*A stunning four bedroom detached family home located in the highly sought after Great Road. Benefits include two reception rooms, separate kitchen, generous driveway, en-suite to master bedroom, 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!!

### Kitchen

11' 6" x 9' 6" ( 3.51m x 2.90m )

Fitted with wall and base units with work surfaces to compliment, sink/drainage with splashbacks, electric oven and gas hob with cookerhood, plumbing for dishwasher, TV point, central heating boiler, double glazed window and double glazed door to side.

### Entrance Hall

Door to front, understairs storage, radiator and tiled flooring.

### Cloak Room

Fitted with low level WC, wash hand basin, double glazed window and tiled flooring.

### Lounge

16' 6" x 10' 8" ( 5.03m x 3.25m )

Double glazed window, gas fireplace, TV and telephone point, radiator and double glazed patio doors to rear.

### Dining Room

10' 7" x 9' ( 3.23m x 2.74m )

Double glazed window, gas fireplace and radiator.



## Landing

Stairs from entrance hall, airing cupboard, access to loft, radiator and double glazed window.

## Bedroom1

11' 2" x 10' 6" plus recess ( 3.40m x 3.20m plus recess )

Double glaze window, fitted wardrobes, telephone point and radiator.

## En-Suite

Fitted with shower cubicle, wash hand basin with vanity unit, heated towel rail, low level WC, shaver point, double glazed window and part tiling.

## Bedroom 2

13' 1" x 9' 5" ( 3.99m x 2.87m )

Double glazed window, TV point and radiator.

## Bedroom 3

11' 7" max x 9' 5" ( 3.53m max x 2.87m )

Double glazed window and radiator.

## Bedroom 4

9' 5" x 9' 3" ( 2.87m x 2.82m )

Double glazed window and radiator.

## Bathroom

Fitted with bath with mixer taps, shower, heated towel rail, low level WC, shaver point, part tiling and double glazed window.

## Front Garden

Paved pathway to front door, feature shingled area with borders, off street parking.

## Rear Garden

Patio area leading to lawned area with pathway to further patio area, shed and mature shrub borders.

## Garage

Up & over door with power and light and plumbing for dishwasher.









Ground Floor



First Floor

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/HEM311523](http://connells.co.uk/Property/HEM311523)**



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