



Connells

Risedale Hill
Hemel Hempstead



Property Description

Located in a quiet Cul-de-sac is this three bedroom end terraced family home. Benefits include three spacious bedrooms, 17 ft lounge, separate kitchen, utility area and gas central heating.

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

Entrance Porch

Single glazed door to front.

Entrance Hall

Single glazed door and window to front, radiator.

Storage Cupboard

7' 1" x 2' 9" (2.16m x 0.84m)

Lounge

17' 3" x 10' 8" (5.26m x 3.25m)

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

Kitchen

10' 8" x 9' 4" max (3.25m x 2.84m max)

Fitted with wall and base units with work surfaces to compliment, larder, sink/drainer with splashbacks, electric oven ad hob, single glazed window.

Utility Room

7' 9" x 5' 5" max (2.36m x 1.65m max)

Central heating boiler and electric.

Landing

Stairs from ground floor, access to loft and airing cupboard.

Bedroom 1

13' x 10' 9" (3.96m x 3.28m)

Single glazed window, storage cupboard and radiator.

Bedroom 2

10' 7" x 9' 4" (3.23m x 2.84m)

Single glazed window, storage cupboard and radiator.

Bedroom 3

10' 8" x 7' 3" (3.25m x 2.21m)

Single glazed window and radiator.

Front Garden

Laid to lawn with pathway to front door.

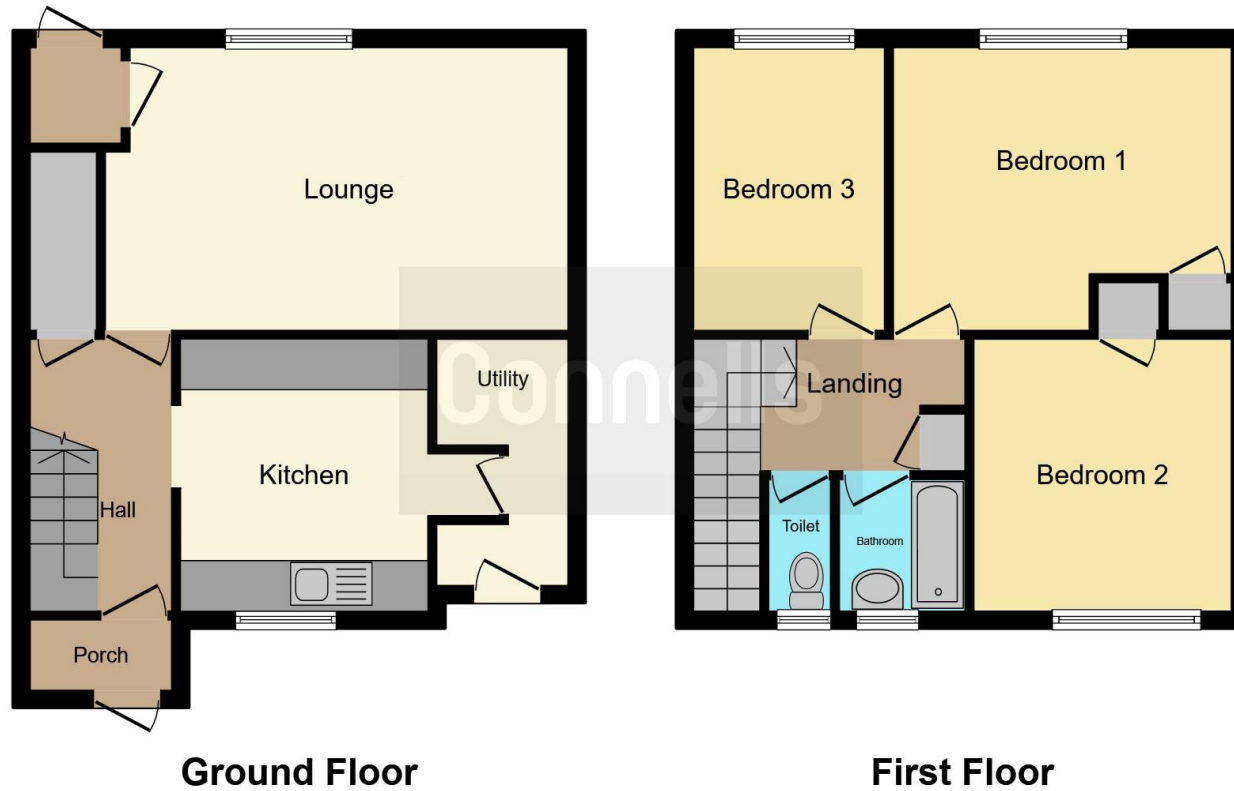
Rear Garden

Lawned area with mature borders.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/HEM310773



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: HEM310773 - 0005