



**Connells**

Hobletts Road  
Hemel Hempstead





### Property Description

A spacious four bedroom end of terrace family home located in the highly sought after Hobletts Road. Benefits include a large driveway, living/dining area, separate kitchen, study, conservatory, En-Suite to master bedroom and a self contained annexe.

Benefits also include being within easy reach to schools, shops and local amenities. CALL NOW TO ARRANGE A VIEWING!!

### Entrance Hall

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

### Cloakroom

Fitted with low level WC, wash hand basin and extractor fan.

### Lounge/ Diner

20' 8" x 13' 4" ( 6.30m x 4.06m )

Double glazed window, TV point, fireplace, radiator and laminate flooring.

### Kitchen

16' 5" x 9' 4" ( 5.00m x 2.84m )

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, gas oven and hob with cookerhood, plumbing for washing machine, central heating boiler and double glazed window.

### Conservatory

10' x 9' 1" ( 3.05m x 2.77m )

Timber framed with double glazed windows, tiled flooring and double glazed doors to rear garden.

## Landing

Stairs from entrance hall and access to loft.

## Bedroom 1

13' 4" x 11' 2" ( 4.06m x 3.40m )

Double glazed window and radiator.

## En-Suite

Fitted with shower cubicle, wash hand basin, low level WC, cupboard, shaver point, radiator and full tiling.

## Bedroom 2

13' 3" max x 9' 9" ( 4.04m max x 2.97m )

Double glazed window and radiator.

## Bedroom 3

10' 7" x 10' ( 3.23m x 3.05m )

Double glazed window and radiator.

## Bedroom 4

10' 5" x 9' 2" ( 3.17m x 2.79m )

Double glazed window, TV point and radiator.

## Bathroom

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

## Studio/ Annexe

17' 5" x 8' ( 5.31m x 2.44m )

Double glazed door to front, wall mounted electric heater, wall and base units with work surfaces sink/drainer with splashbacks, plumbing for washing machine.

## Bathroom

Fitted with shower cubicle, wash hand basin, low level WC and part tiling.

## Front Garden

Block paved driveway and door to front.

## Rear Garden

Patio area with steps leading to lawned area.



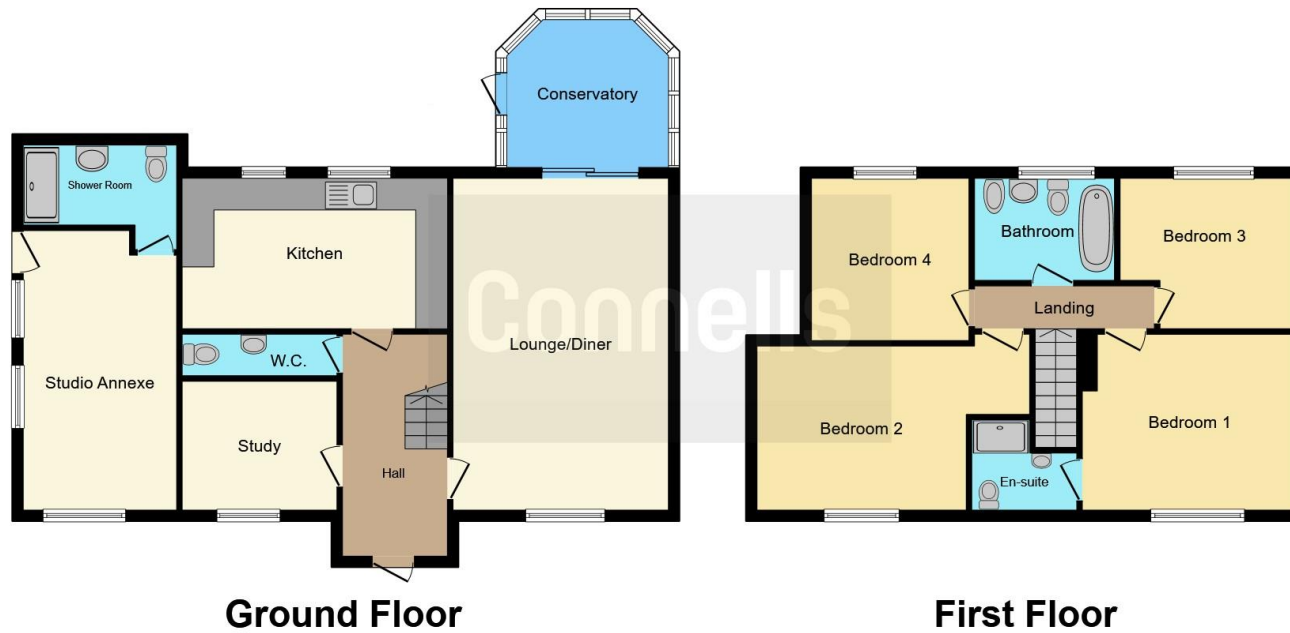












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01442 216 633**

**E [hemelhempstead@connells.co.uk](mailto:hemelhempstead@connells.co.uk)**

45 Marlowes  
HEMEL HEMPSTEAD HP1 1LD

**EPC Rating: C**

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Tenure: Freehold



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