



Connells

Farland Road
Hemel Hempstead



Property Description

PRESENTED TO A HIGH STANDARD THROUGHOUT. Three bedroom end of terrace EXTENDED family home in a sought-after Adeyfield location. Many benefits include DRIVEWAY PARKING for 4 vehicles, comfortable lounge, stunning kitchen/diner with Bi-Folding doors to the garden and utility, downstairs cloakroom, modern family bathroom and good sized bedrooms. easy access to the M1 Motorway, local shops and schools. The ideal family home, call now to arrange a viewing!

Entrance Porch

Double glazed door to front and double glazed window.

Entrance Hall

Radiator.

Lounge

13' 6" x 12' 9" (4.11m x 3.89m)

Double glazed window, TV point and radiator.

Kitchen

11' 8" x 8' 7" (3.56m x 2.62m)

Open plan to dining room with fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, Island, integrated double oven, space for fridge/freezer, radiator and double glazed window.

Dining Room

15' 8" x 8' 8" (4.78m x 2.64m)

Bi-Fold doors, three Velux windows and radiator.

Utility Room

8' 4" x 4' 6" (2.54m x 1.37m)

Fitted with wall and base units, plumbing for washing machine and cupboard housing meters.

Cloakroom

Fitted with low level WC and wash hand basin.

Landing

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

Bedroom 1

12' 9" x 8' 8" (3.89m x 2.64m)

Double glazed window TV point and radiator.

Bedroom 2

9' 2" x 9' (2.79m x 2.74m)

Double glazed window and radiator.

Bedroom 3

7' 4" x 6' (2.24m x 1.83m)

Double glazed window and radiator.

Bathroom

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

Front Garden

Driveway parking for four vehicles.

Rear Garden

Patio area leading to lawned area and shed.









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

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EPC Rating: D

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Tenure: Freehold



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