



**Connells**

Woodwhite Way  
Hemel Hempstead





### Property Description

A modern three bedroom semi detached family home located on the Swallowfields Estate. Benefits include a garage and off street parking, En-Suite to master bedroom, living/dining area, separate kitchen, downstairs cloakroom and a large garden.

Benefits also include being within easy reach to schools, shops, local amenities and the M1. CALL NOW TO BOOK A VIEWING!!

### Entrance Hall

Double glazed door to front, storage cupboard, radiator and tiled flooring.

### Cloakroom

Fitted with low level WC, wash hand basin and radiator.

### Lounge

15' x 14' 5" ( 4.57m x 4.39m )

Double glazed window, understairs storage, TV point, radiator and double glazed french doors to rear.

### Kitchen

12' 1" x 8' ( 3.68m x 2.44m )

Fitted with wall and base units to compliment, sink/drainer with splashbacks, electric oven and gas hob, plumbing for dishwasher and washing machine, central heating boiler and double glazed window.



## Landing

Stairs from lounge, overstairs storage and radiator.

## Bedroom 1

11' 9" x 8' 5" ( 3.58m x 2.57m )

Double glazed window, built in wardrobes, TV point and radiator.

## En-Suite

Fitted with shower cubicle, wash hand basin, shaver point, low level WC, radiator, extractor fan and part tiling.

## Bedroom 2

10' 2" x 8' 5" ( 3.10m x 2.57m )

Double glazed window and radiator.

## Bedroom 3

8' 8" x 6' 2" ( 2.64m x 1.88m )

Double glazed window, access to loft and radiator.

## Bathroom

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

## Front Garden

Off road parking and shrub area with pathway to front door.

## Rear Garden

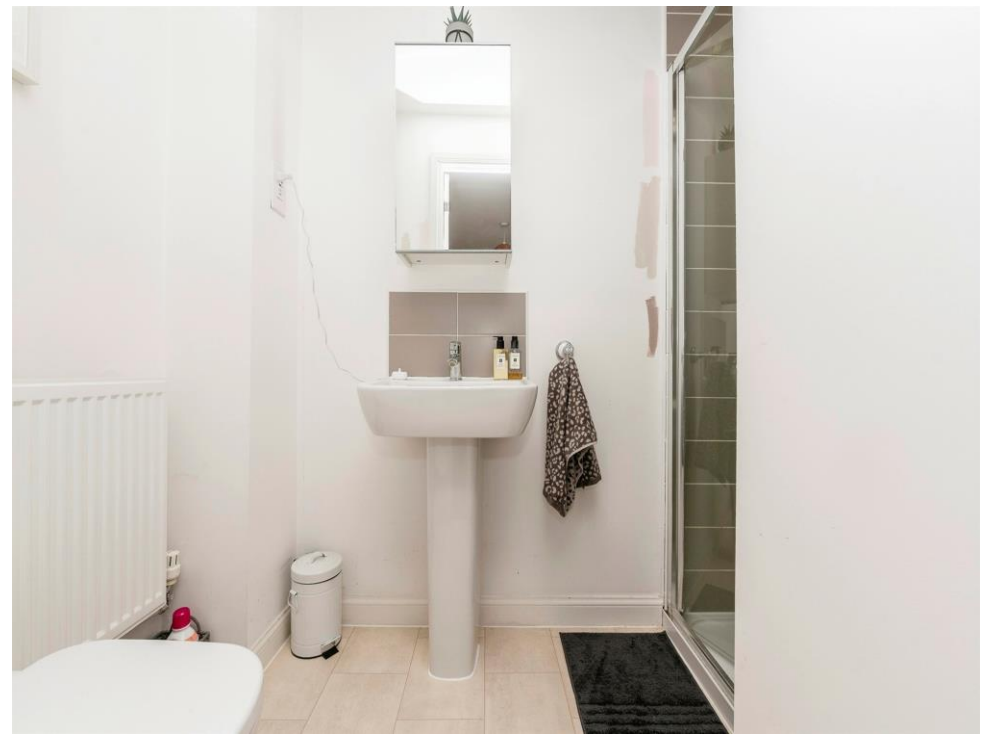
Patio area, lawned area with pathway to rear and tree and shrub borders.

## Garage

Up& Over door with power and light.



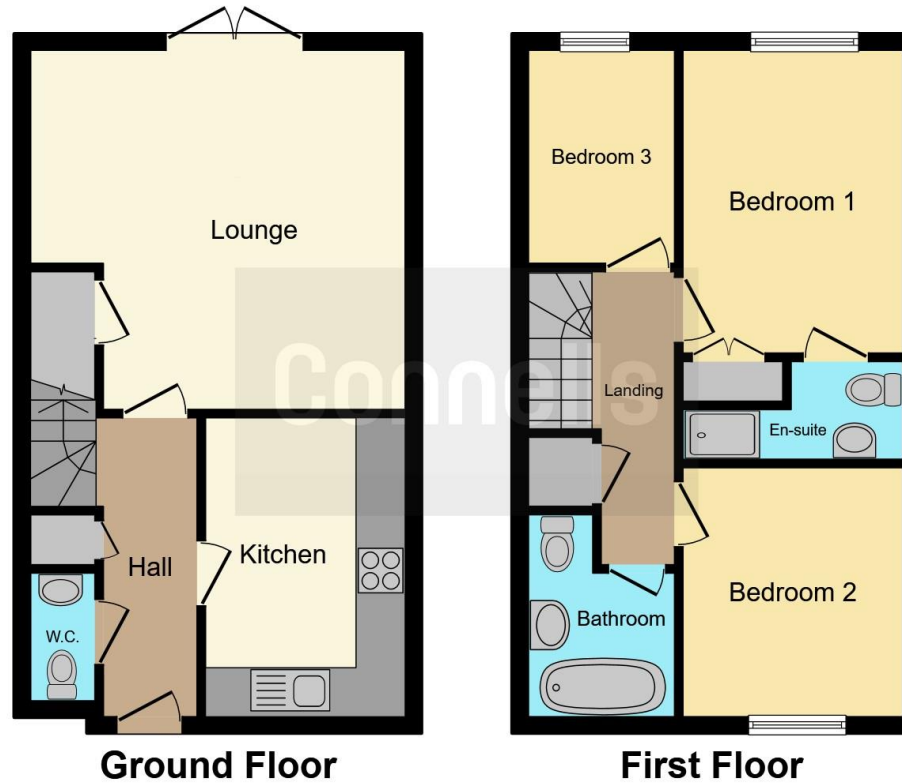












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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**EPC Rating: B**

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Tenure: Freehold



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