



Connells

Farm End
HEMEL HEMPSTEAD



Property Description

*** CHAIN FREE *** A modern three bedroom detached family home located on a quiet estate in the sought after Leverstock Green. Benefits include an En-Suite to the master bedroom, off street parking with an electric charging point, kitchen/dining area, separate lounge, utility room, gas central heating and double glazing.

The property also benefits from 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.

Cloakroom

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

Lounge

17' 4" plus bay x 11' 9" (5.28m plus bay x 3.58m)

Double glazed window, TV point, understairs storage, two radiators and laminate flooring.

Kitchen/ Diner

19' 8" max x 15' 2" (5.99m max x 4.62m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and gas hob with cookerhood, plumbing for dishwasher, TV point, skylight, tiled flooring, double glazed window and double glazed patio doors to rear

Utility Room

7' 3" x 6' (2.21m x 1.83m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks and plumbing for washing machine.

Landing

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

Bedroom 1

11' 1" plus recess x 9' 5" (3.38m plus recess x 2.87m)

Double glazed window, TV point and radiator.

En-Suite

Fitted with shower cubicle, wash hand basin with vanity unit, radiator, part tiling, extractor fan and double glazed window.

Bedroom 2

10' 5" x 7' 9" (3.17m x 2.36m)

Double glazed window, TV point and radiator.

Bedroom 3

9' 4" max x 7' (2.84m max x 2.13m)

Double glazed window and radiator.

Bathroom

Fitted with bath with mixer taps, shower, wash hand basin with vanity unit, heated towel rail, low level WC, part tiling and double glazed window.

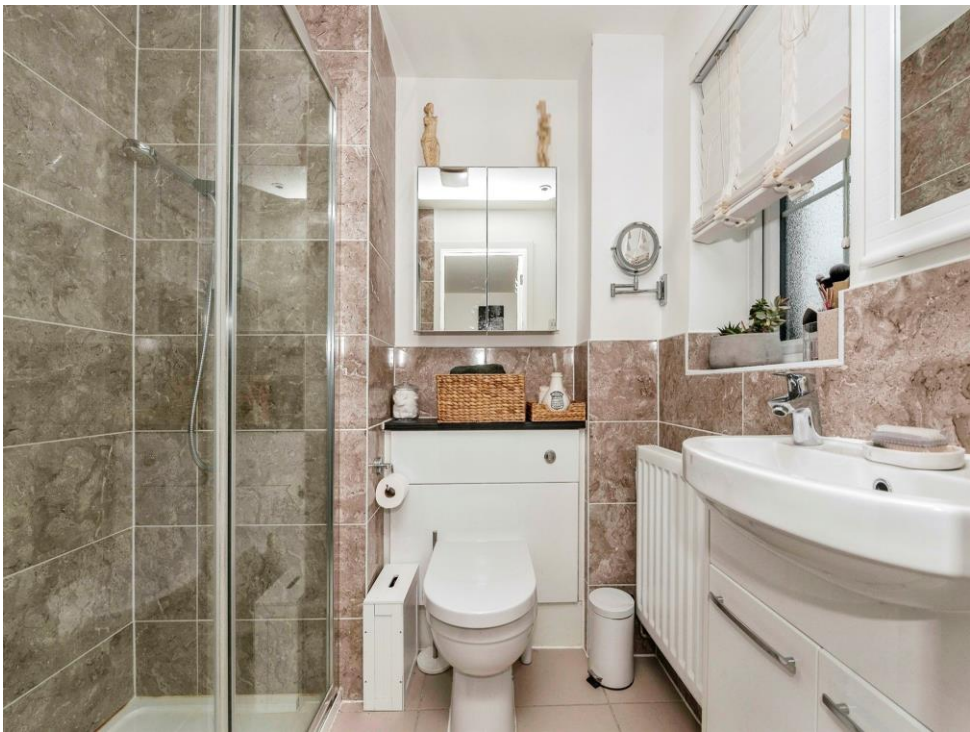
Front Garden

Pebbled feature area , paved to front door and Car port.

Rear Garden

Patio area leading to lawned area with paved way to rear with shrub and tree borders 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: B

view this property online connells.co.uk/Property/HEM311309

Tenure: Freehold



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