



**Connells**

Chalkdell Hill  
Hemel Hempstead

# Chalkdell Hill Hemel Hempstead HP2 5UB

for sale offers in excess of  
**£350,000**



## Property Description

IDEAL FIRST TIME BUY! Two bedroom FREEHOLD terraced house in a popular location. Benefits include DRIVEWAY PARKING, conservatory, downstairs cloakroom, family bathroom, good sized bedrooms and a delightful rear garden. Close to local shops, schools, transport links and walking distance to the Town Centre. Call now to arrange a viewing!

## Entrance Hall

Single glazed door to front, wall mounted electric heater and laminate flooring.

## Cloakroom

Fitted with low level WC and wash hand basin.

## Lounge

14' 4" x 12' 2" ( 4.37m x 3.71m )

Double glazed window, TV point, downstairs storage, wall mounted electric heater and double glazed door to rear.

## Kitchen

9' 8" x 5' 5" ( 2.95m x 1.65m )

Fitted with wall and base units with work surfaces to compliment sink/drainer with splashbacks, electric oven and hob with cookerhood, plumbing for washing machine, laminate flooring and double glazed window.

## Landing

Stairs from lounge and access to loft.

## Bedroom 1

12' 4" x 8' 2" ( 3.76m x 2.49m )

Double glazed window, fitted wardrobes and wall mounted electric heater,

## Bedroom 2

10' 3" x 9' ( 3.12m x 2.74m )

Double glazed window and wall mounted electric heater.

## Bathroom

Fitted with bath with mixer taps, wash hand basin, cupboard, low level WC and part tiling.

## Front Garden

Driveway parking for one vehicle and pathway to front door.

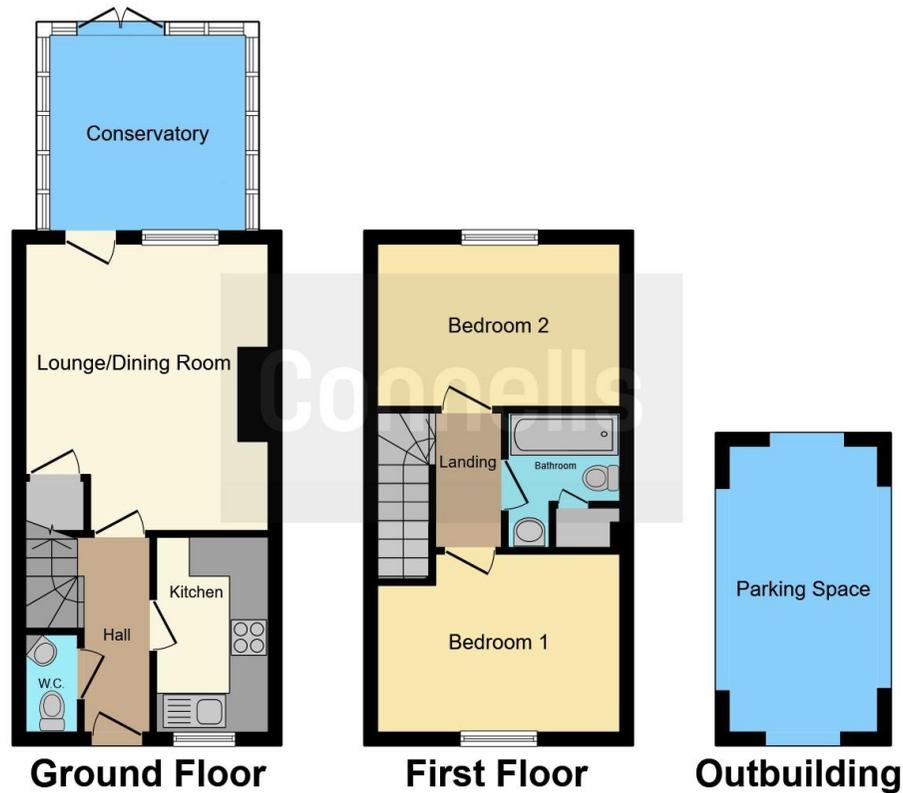
## Rear Garden

Path to lawned area with borders, shed and rear access.









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

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**EPC Rating: D**

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Tenure: Freehold



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