



**Connells**

Pudding Lane  
Hemel Hempstead



### Property Description

Two bedroom GROUND FLOOR MAISONETTE in Gadebridge, Hemel Hempstead. PRESENTED TO A VERY HIGH STANDARD THROUGHOUT. Many benefits include lounge with patio doors to the LARGE PRIVATE REAR GARDEN with Summerhouse, integrated appliances and luxury family bathroom. Covered by NHBC Warranty and offered with a SHARE OF THE FREEHOLD. Walking distance to local shops, schools and transport links, the ideal first time buy! Call now to arrange a viewing!

### Lounge Open Plan To Kitchen

18' 7" max x 17' 5" max ( 5.66m max x 5.31m max )

Double glazed door to front, double glazed window, TV point, radiator and wood laminate flooring.

### Kitchen Open Plan To Lounge

Fitted with wall and base units, sink/drainer with splashbacks, electric oven and hob with cooker hood, integrated fridge/freezer, integrated washing machine, cupboard housing boiler, integrated washing machine, .



### **Bedroom 1**

10' 4" x 9' 6" ( 3.15m x 2.90m )

Double glazed window, TV point and radiator.

### **Bedroom 2**

9' 7" x 7' 5" ( 2.92m x 2.26m )

Double glazed window and radiator.

### **Bathroom**

Fitted with bath with mixer taps, wash hand basin, heated towel rail, low level WC and art tiling.

### **Front Garden**

Pathway to front door.

### **Rear Garden**

Patio area leading to lawned area, shed and summer house.

### **Agents Note:**

The land registry title has yet to be updated with the vendors details. Please ask the branch for more details.









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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HEMEL HEMPSTEAD HP1 1LD

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM311602](http://connells.co.uk/Property/HEM311602)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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