



**Connells**

Hardy Road  
Hemel Hempstead



### Property Description

A rarely available two bedroom purpose built ground floor maisonette located in the sought after Hardy Road. Benefits include driveway parking, garage, private garden, refitted kitchen and bathroom, gas central heating and double glazing.

The property also benefits from being within easy reach to schools, shops and local amenities. CALL NOW TO BOOK A VIEWING!!

### Entrance Hall

Double glazed door to front and radiator.

### Lounge

14' 1" plus bay x 13' ( 4.29m plus bay x 3.96m )

Double glazed window, TV point and radiator.

### Kitchen

10' 5" x 10' 2" ( 3.17m x 3.10m )

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob, plumbing, for washing machine and dishwasher, cupboard housing boiler, double glazed window and double glazed door to side.



### **Bedroom 1**

12' 2" x 10' 1" ( 3.71m x 3.07m )

Double glazed window, TV point and radiator.

### **Bedroom 2**

12' 4" x 10' 9" ( 3.76m x 3.28m )

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 and part tiling.

### **Front Garden**

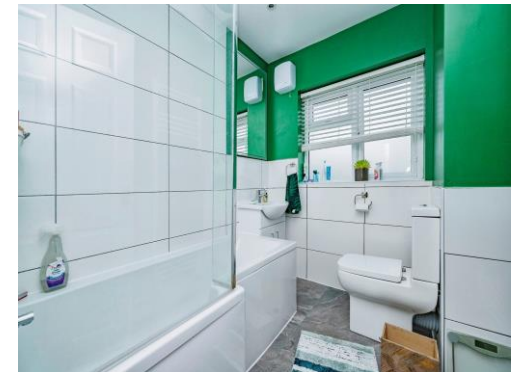
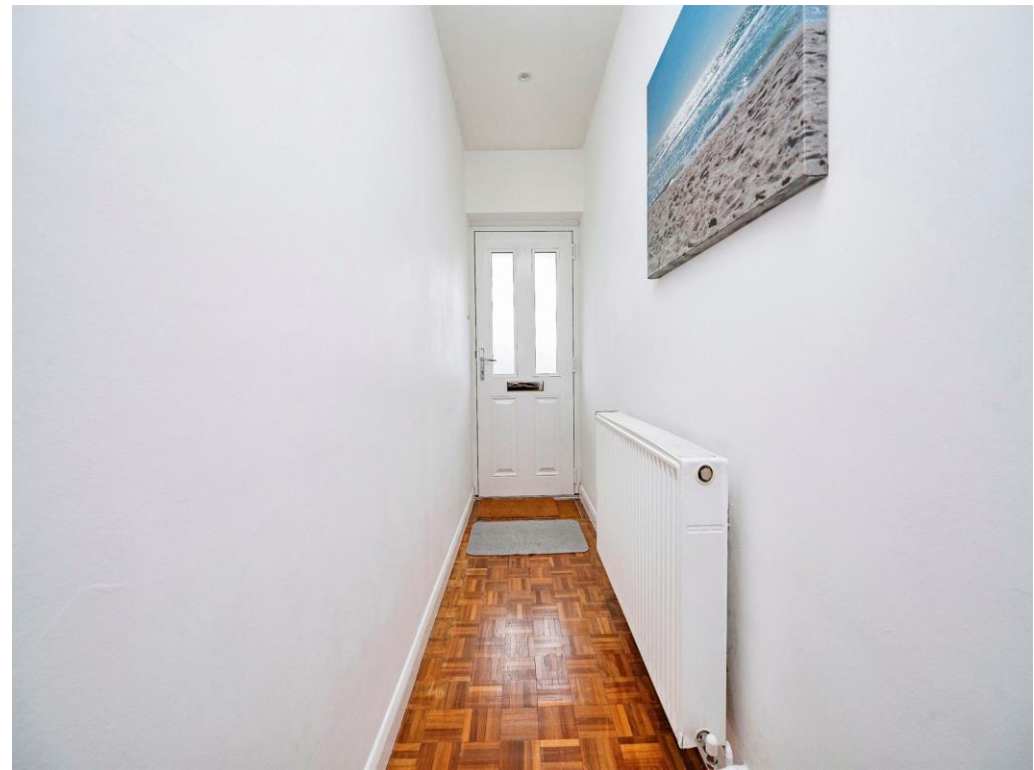
Pebbled driveway parking.

### **Rear Garden**

Laid to lawn with shrub borders.

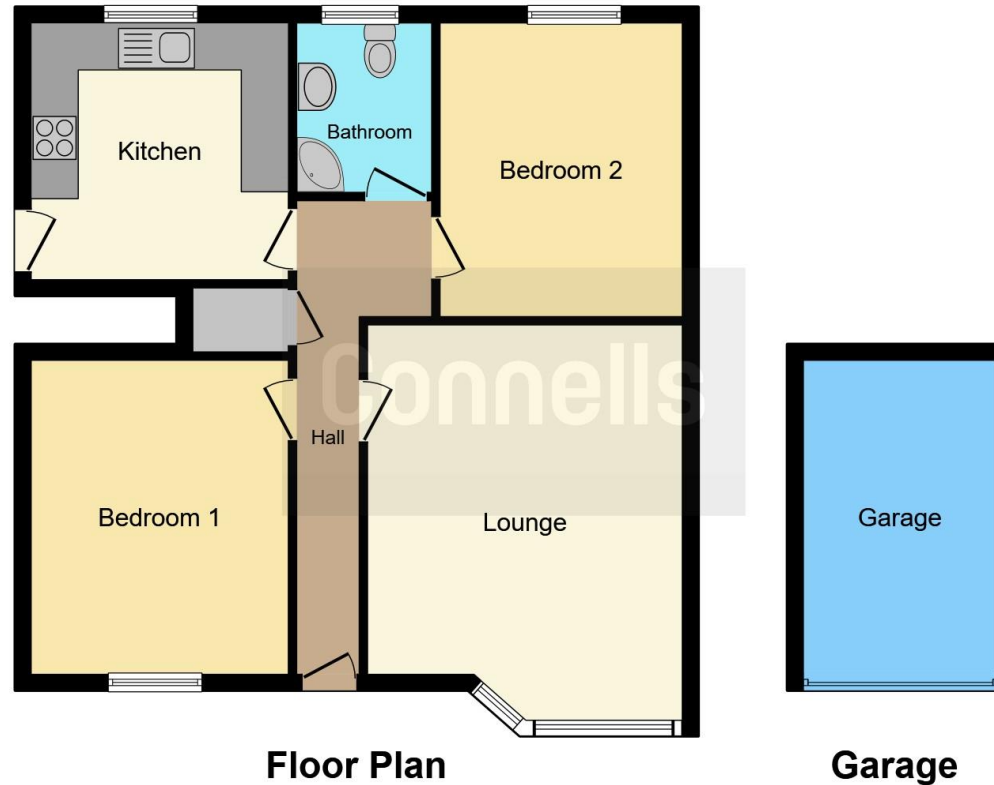
### **Garage**

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)

To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HEM311669](http://connells.co.uk/Property/HEM311669)**

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.



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