



Connells

Larchwood Road
HEMEL HEMPSTEAD



Property Description

Three bedroom terraced family home in the popular Larchwood Road, Hemel Hempstead. Many benefits include a comfortable lounge, great sized fitted kitchen/diner with utility area and underfloor heating, good sized bedrooms, modern family bathroom, SOLAR PANELS and a delightful rear garden. Close to local shops, schools, transport links and with easy access to the Old Town and Gadebridge park. The ideal family home, call now to arrange a viewing!

Entrance Hall

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

Lounge

12' x 10' (3.66m x 3.05m)

Double glazed window, TV point, radiator and wood flooring.

Kitchen/ Diner

12' x 8' 7" (3.66m x 2.62m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, integrated electric oven and hob with cookerhood, integrated dishwasher, cupboard housing boiler, underfloor heating, double glazed window and double glazed patio door.

Utility Area

10' 9" x 4' 7" (3.28m x 1.40m)

Single glazed window, storage cupboard, plumbing for washing machine, understairs storage with solar panel batteries and radiator.

Landing

Stairs from entrance hall, access to loft and airing cupboard.

Bedroom 1

10' 9" x 10' (3.28m x 3.05m)

Double glazed window, fitted wardrobes and radiator.

Bedroom 2

10' 5" max x 9' max (3.17m max x 2.74m max)

Double glazed window, built in cupboard and radiator.

Bedroom 3

1' x 6' (0.30m x 1.83m)

Double glazed window, radiator, built in cupboard and drawers.

Bathroom

Fitted with bath, shower cubicle, wash hand basin with vanity unit, heated towel rail, low level WC, full tiling, underfloor heating and two double glazed windows.

Front Garden

Block paved area.

Rear Garden

Patio area leading to lawned area, pathway to pond, shed and second patio area.

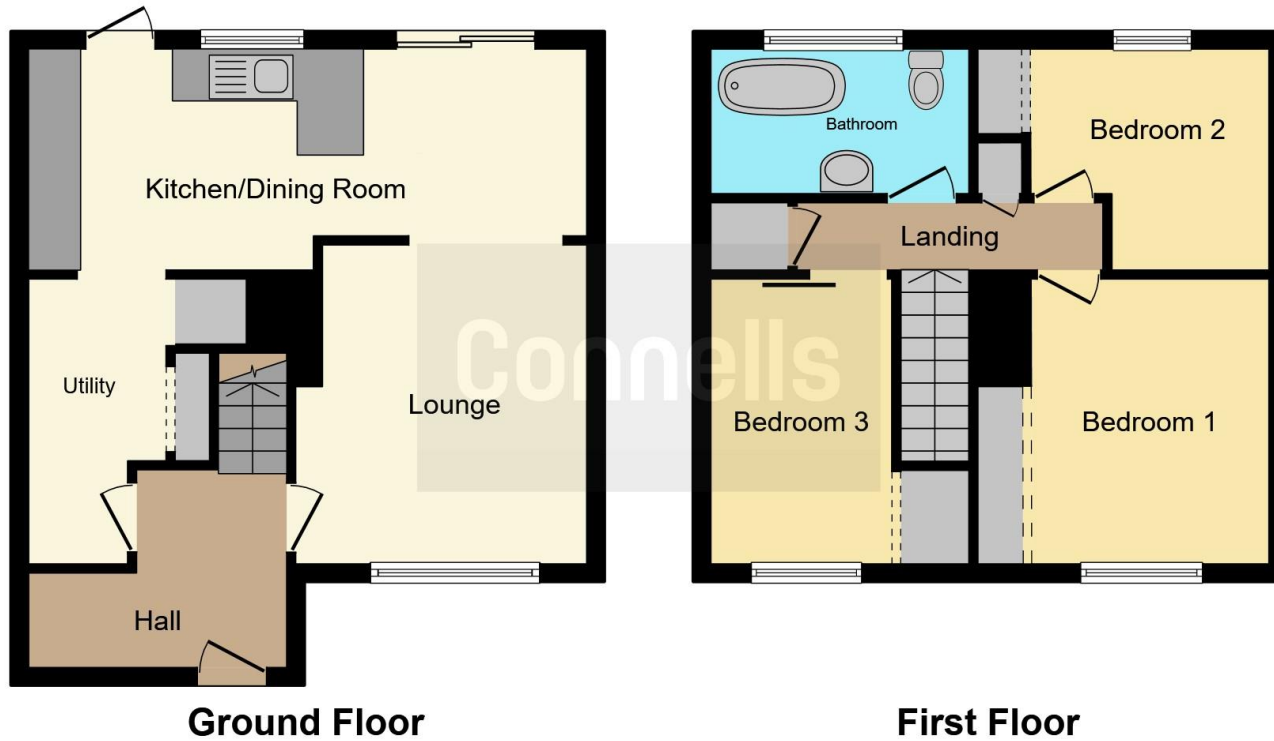
Agents Notes:

" It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."









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

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

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