



**Connells**

Kiln Ground  
Hemel Hempstead

# Kiln Ground Hemel Hempstead HP3 8EZ

for sale offers in excess of  
**£550,000**



## Property Description

FIVE BEDROOM EXTENDED family home with DRIVEWAY AND GARAGE. SELF CONTAINED ANNEX. Front and rear gardens, OFFICE/STUDIO, downstairs shower room, family bathroom, fitted kitchen/diner, comfortable lounge and great sized bedrooms. Close to local shops, transport links and schools including the sought after Longdean School. The ideal family home, call now to arrange a viewing!

## Kitchen/ Diner

24' 7" x 10' 7" ( 7.49m x 3.23m )

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashback, electric hob and oven, plumbing for washing machine and dishwasher double glazed patio doors to rear.

## Entrance Porch

Double glazed door and window to front.

## Entrance Hall

Understairs storage, radiator and laminate flooring.

## Shower Room

Fitted with shower cubicle, wash hand basin, heated towel rail, low level WC and double glazed window,

## Lounge

16' 6" x 12' 4" ( 5.03m x 3.76m )

Double glazed window, fireplace and radiator.

## Reception Room

12' x 10' 6" ( 3.66m x 3.20m )

Double glazed window and door to garden.

## Landing

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

## Bedroom One

12' 8" x 9' 2" ( 3.86m x 2.79m )

Double glazed window and radiator.

## Bedroom Two

13' 8" x 8' 5" ( 4.17m x 2.57m )

Double glazed window and radiator.

## Bedroom Three

10' 6" x 6' 6" ( 3.20m x 1.98m )

Double glazed window, built in cupboard and radiator.

## Bedroom Four

10' x 9' 2" ( 3.05m x 2.79m )

Built in cupboard and fitted wardrobes.

## Bathroom

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

## Front Garden

Pathway to front door and gravel area and driveway parking.

## Rear Garden

Patio area leading to lawned area.

## Office/Studio

22' x 8' ( 6.71m x 2.44m )

Power and light.

## Garage

16' 1" x 8' 3" ( 4.90m x 2.51m )









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)

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**EPC Rating: C**

Tenure: Freehold

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