



**Connells**

Roseheath  
Hemel Hempstead





### Property Description

Three bedroom end of terrace family home in a popular Warners End location. Front and rear gardens, downstairs cloakroom, family bathroom, delightful lounge, conservatory and great sized kitchen with utility area. Close to local shops, the sought-after JFK School and with easy access to the station with services to London Euston. The ideal family home, call now to arrange a viewing!

### Entrance Hall

Double glazed door to front, understairs cupboard and radiator.

### Cloakroom

Fitted with low level WC, radiator and double glazed window.

### Lounge

19' 7" x 11' 1" ( 5.97m x 3.38m )

Double glazed window, gas fire, TV point and radiator.

### Kitchen And Utility Area

16' 5" max x 13' 3" max ( 5.00m max x 4.04m max )

L shaped fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, integrated double oven and gas hob, plumbing for washing machine and dishwasher, cupboard housing condenser boiler, radiator, double glazed window, tiled flooring and double glazed door to side access.



## Landing

Stairs from entrance hall, access to boarded loft.

## Bedroom 1

11' 1" x 10' 7" ( 3.38m x 3.23m )

Double glazed window and radiator.

## Bedroom 2

13' 8" x 9' 9" ( 4.17m x 2.97m )

Double glazed window and radiator.

## Bedroom 3

8' 7" x 8' 2" ( 2.62m x 2.49m )

Double glazed window and radiator.

## Bathroom

Fitted with bath and shower, low level WC, radiator and fully tiled.

## Front Garden

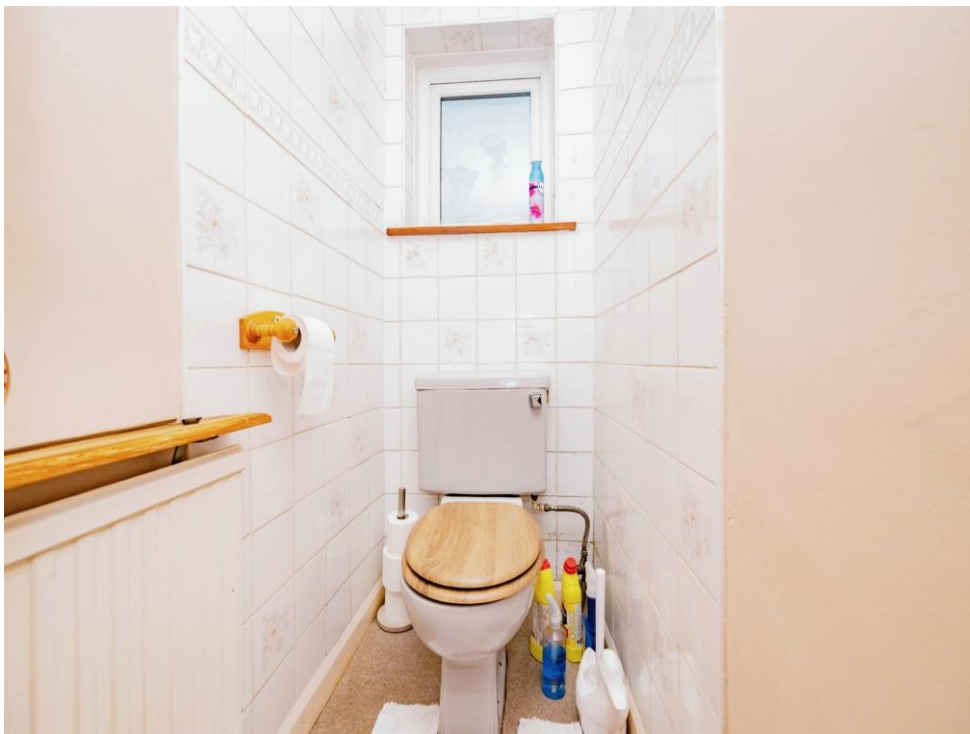
Path to front door, lawned area and side access.

## Rear Garden

Patio area leading to lawned area and two sheds.



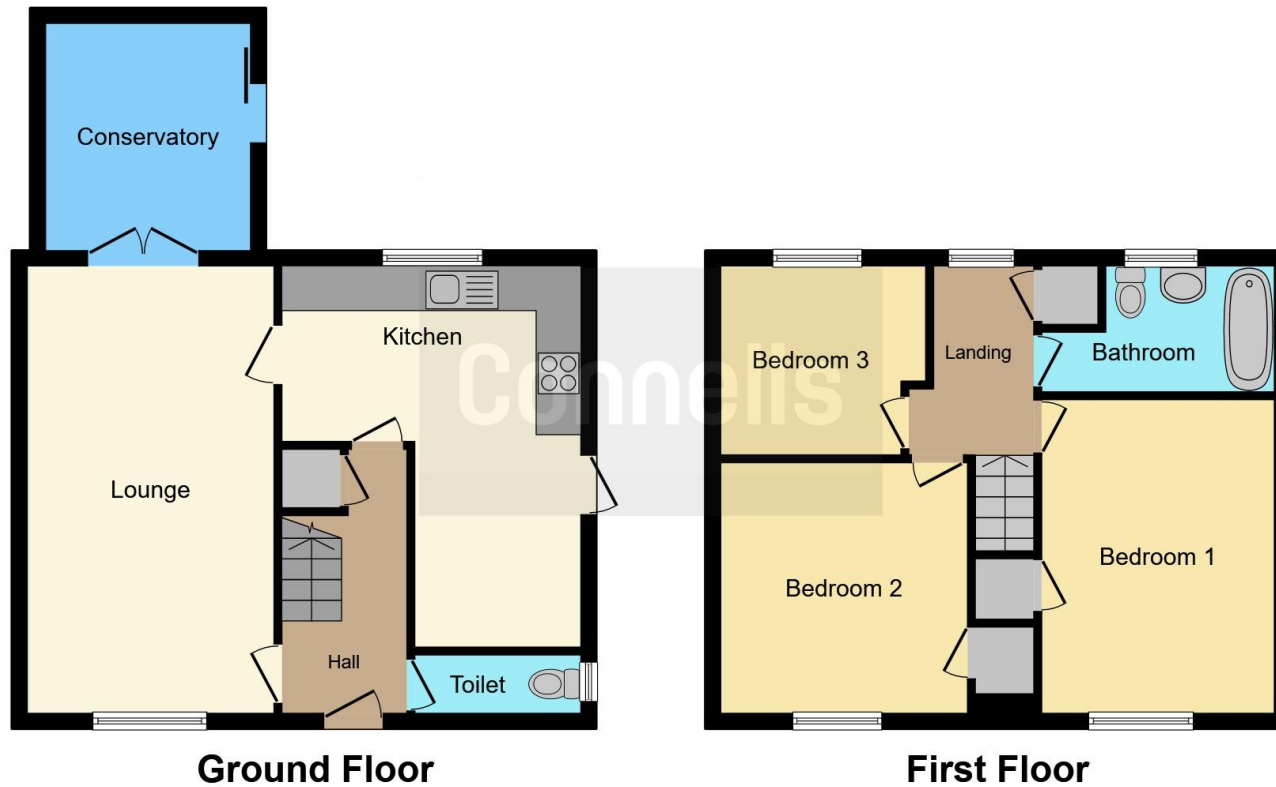












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**EPC Rating: D**

Tenure: Freehold

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