



**Connells**

Monarch Street  
Hemel Hempstead



### Property Description

A modern four bedroom detached family home located in the highly sought after Swallowfields Estate. Benefits include driveway parking, garage, spacious rear garden, En-Suite to the master bedroom, downstairs cloakroom, study & utility room, 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

Door to front, storage cupboard and radiator.

### Cloakroom

Fitted with low level WC, wash hand basin, radiator and extractor fan.

### Study

7' x 6' ( 2.13m x 1.83m )

Double glazed window and radiator.

### Lounge

16' 5" plus bay x 12' 1" ( 5.00m plus bay x 3.68m )

Double glazed window, TV point and radiator.

### Kitchen/ Diner

27' 6" x 10' 1" plus bay ( 8.38m x 3.07m plus bay )

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashback, electric oven and gas hob with cookerhood, plumbing for dishwasher.

### Utility Room

5' 4" x 5' 3" ( 1.63m x 1.60m )

Fitted with wall and base units with work surfaces to compliment, plumbing for washing machine and central heating boiler.

## Landing

Stairs from ground floor, access to loft and radiator.

## Bedroom 1

12' 6" x 11' 7" ( 3.81m x 3.53m )

Double glazed window, fitted wardrobes and radiator.

## En-Suite

Fitted with shower cubicle, wash hand basin, low level WC, heated rowel rail, extractor fan and part tiling.

## Bedroom 2

12' 3" plus fitted wardrobes x 12' 4" max ( 3.73m plus fitted wardrobes x 3.76m max )

Double glazed window, fitted wardrobes and radiator.

## Bedroom 3

11' 6" x 10' 4" ( 3.51m x 3.15m )

Double glazed window and radiator.

## Bedroom 4

10' 3" x 9' 7" ( 3.12m x 2.92m )

Double glazed window and radiator.

## Bathroom

Fitted with bath with mixer taps, shower, wash hand basin, heated towel rail, low level; WC, part tiling and double glazed window.

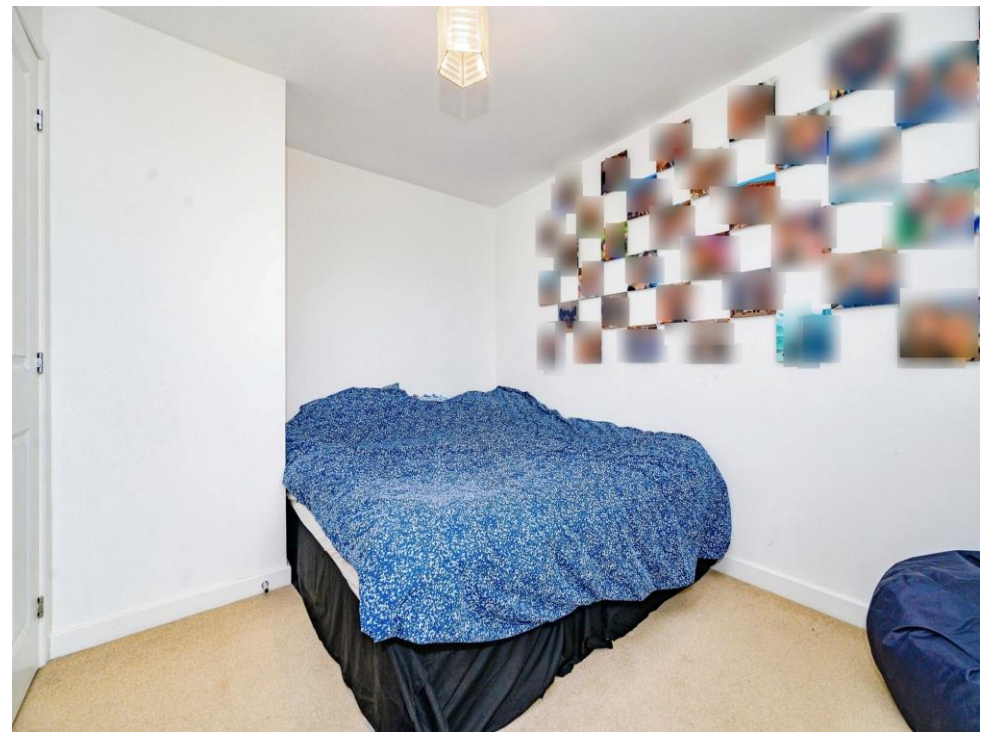
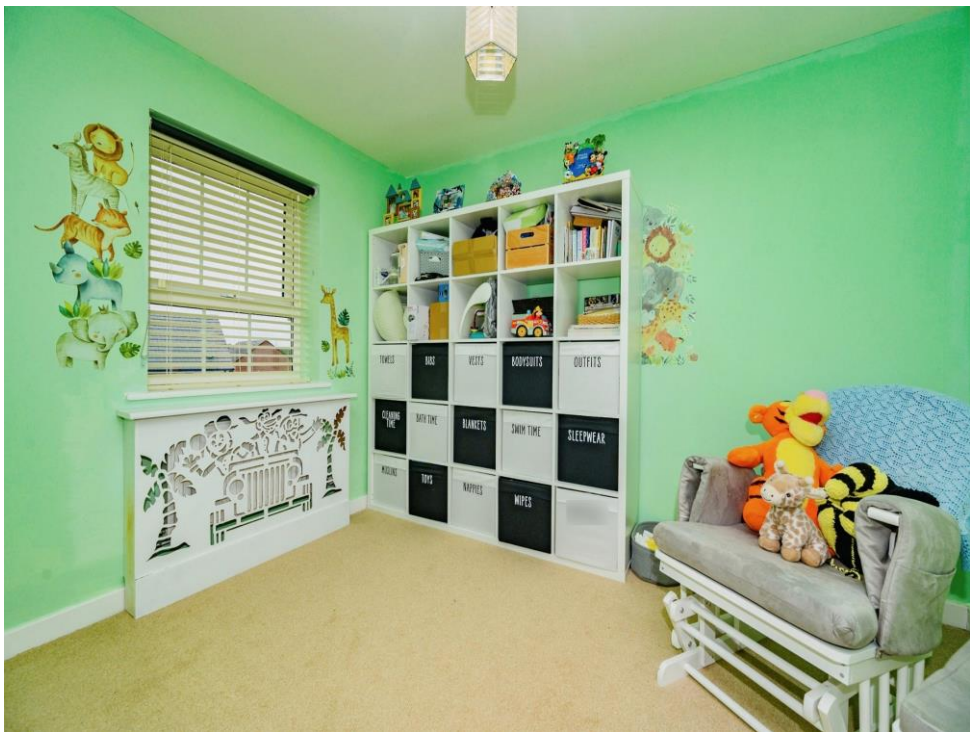
## Front Garden

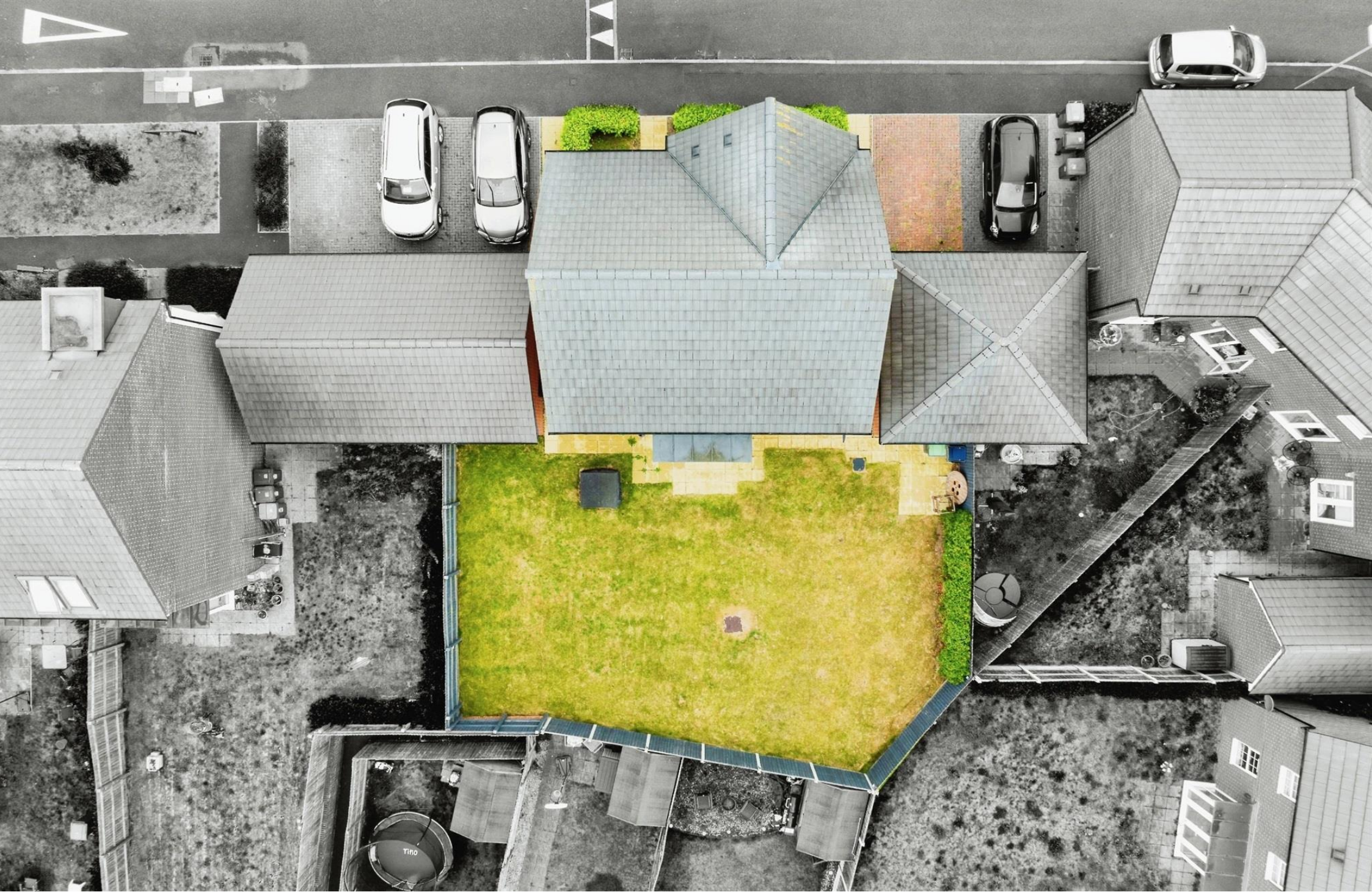
Pathway to front door and lawned area.

## Rear Garden

Laid tolan with patio area.

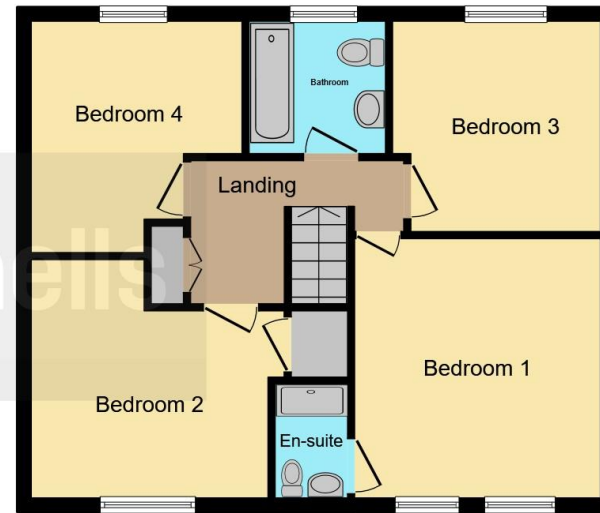








**Ground Floor**



**First Floor**

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: B**

**view this property online [connells.co.uk/Property/HEM311875](http://connells.co.uk/Property/HEM311875)**

Tenure: Freehold



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