

for sale

offers over **£200,000**



Wood Lane End Hemel Hempstead HP2 4QX

*** CHAIN FREE *** TWO DOUBLE BEDROOM *** LIVING/DINING AREA
*** SEPARATE KITCHEN *** BALCONY *** GAS CENTRAL HEATING ***
DOUBLE GLAZING ***

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Entrance Hall

Door to front, double glazed window, storage cupboard and radiator.

Lounge/ Diner

16' 7" max x 13' 8" max (5.05m max x 4.17m max)

Double glazed window, TV point, radiator and double glazed french doors to balcony.

Kitchen

9' 1" x 7' 1" (2.77m x 2.16m)

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, cooker point, plumbing for washing machine, cupboard housing boiler, radiator and double glazed window.



Bedroom 1

14' 5" x 10' 2" (4.39m x 3.10m)

Double glazed window and radiator.

Bedroom 2

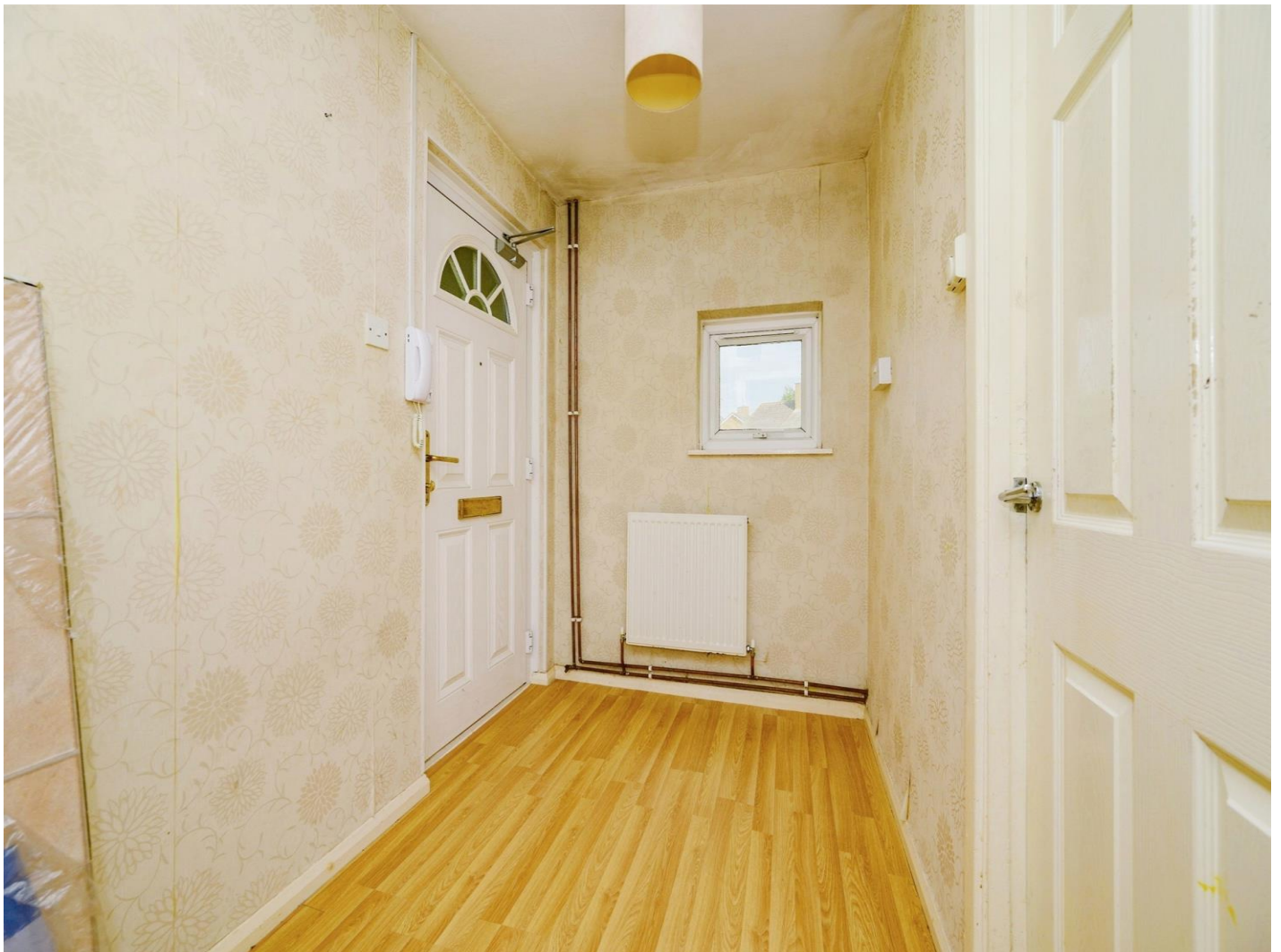
11' x 7' (3.35m x 2.13m)

Double glazed window, built in cupboard and radiator.

Bathroom

Fitted with bath with mixer taps, shower, wash hand basin, low level WC, radiator, full tiling and double glazed window.







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

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Property Ref: HEM311849 - 0015

Tenure: Leasehold

EPC Rating: D

[view this property online connells.co.uk/Property/HEM311849](http://connells.co.uk/Property/HEM311849)

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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