



Connells

Cotterells Hill  
Hemel Hempstead



### Property Description

OFFERED WITH NO UPPER CHAIN. Two bedroom character cottage in a sought-after HP1 location. Front and rear gardens, spacious lounge and dining room and within walking distance to the Town Centre, the Station with services to London Euston and popular schools. The ideal first time buy, call now to arrange a viewing!

### Porch

Double glazed door to front and double glazed window.

### Lounge

11' 8" x 11' 2" ( 3.56m x 3.40m )

Double glazed window, gas fire place, radiator and opens to dining room.

### Dining Room

11' 8" x 9' 8" ( 3.56m x 2.95m )

Double glazed window, radiator, door to kitchen and stairs to first floor.

### Kitchen

8' 9" x 6' 8" ( 2.67m x 2.03m )

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, integrated oven and gas hob, plumbing for washing machine, radiator, double glazed window and double glazed door.



## Landing

Stairs from dining room, access to loft and radiator.

## Bedroom 1

11' 7" x 11' 2" ( 3.53m x 3.40m )

Double glazed window, built in cupboard and radiator.

## Bedroom 2

9' 5" x 8' ( 2.87m x 2.44m )

Double glazed window and radiator.

## Bathroom

Fitted with bath, wash hand basin with vanity unit, low level WC, radiator, cupboard housing boiler and double glazed window.

## Front Garden

Steps leading to front porch and bed borders.

## Rear Garden

Patio area leading to lawned area, brick built shed and shed.

## Agents Note;

The Sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved'.









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)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/HEM311788](http://connells.co.uk/Property/HEM311788)**



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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