



**Connells**

Hawthorn Lane  
Hemel Hempstead





### Property Description

Located in the sought after area of Warners End is this extended four bedroom family home. Benefits include driveway parking, lounge/dining area, separate kitchen, conservatory, utility area, gas central heating and double glazing.

Benefits also include being within easy reach to local primary and secondary schools including the highly sought after John F Kennedy Secondary School, shops and local amenities. CALL NOW TO BOOK A VIEWING!!

### Entrance Hall

Double glazed door to front.

### Lounge/ Diner

20' 1" x 11' 5" max ( 6.12m x 3.48m max )

Double glazed window, two radiators, electric fire, TV point and single glazed doors to conservatory.

### Kitchen

11' 4" x 8' 9" ( 3.45m x 2.67m )

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, Range cooler with cookerhood, integrated fridge/freezer, plumbing for washing machine, central heating boiler, tiled flooring and double glazed window.

### Utility Room

5' 8" x 5' 1" ( 1.73m x 1.55m )

Double glazed window and radiator.

### Cloakroom

Fitted with low level WC, wash hand basin and storage cupboard.

### Conservatory

11' x 10' 3" ( 3.35m x 3.12m )

UPVC construction with double glazed door.

## Landing

Stairs from ground floor, built in cupboard, radiator, double glazed window and stairs to second floor.

## Bedroom 1

11' 7" x 10' 8" ( 3.53m x 3.25m )

Double glazed window, fitted wardrobes, cupboard and radiator.

## Bedroom 2

12' 7" max x 9' 3" max ( 3.84m max x 2.82m max )

Double glazed window and radiator.

## Bathroom

Fitted with bath, shower cubicle, heated towel rail, full tiling and two double glazed windows.

## Second Floor Landing

Stairs from first floor landing, double glazed velux window and eves storage.

## Bedroom 3

15' 1" max x 11' 7" max ( 4.60m max x 3.53m max )

Two double glazed velux windows and radiator.

## Bedroom 4

8' 6" x 6' 5" ( 2.59m x 1.96m )

Double glazed window and radiator.

## Front Garden

Driveway parking for three vehicles.

## Rear Garden

Patio area leading to lawned area.



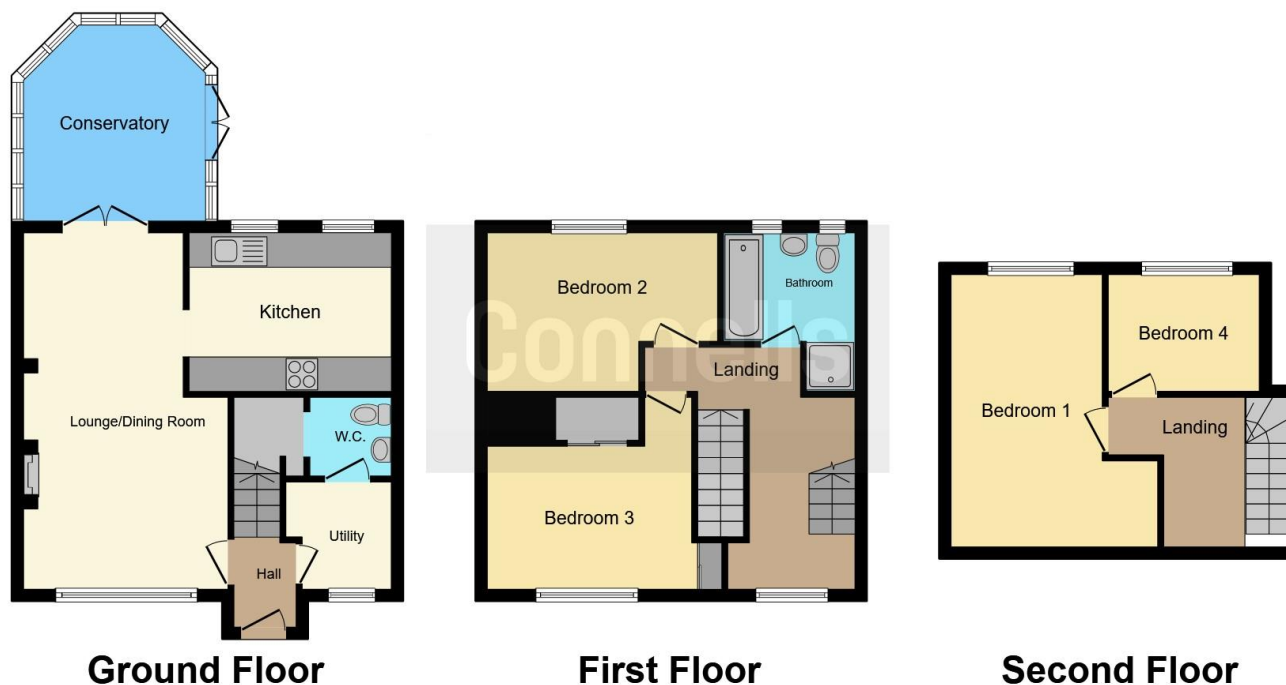












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D**

Tenure: Freehold

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