



Connells

Epping Green
Hemel Hempstead



Property Description

REF: 24/01151/LDP - PLANNING PERMISSION GRANTED FOR GARAGE CONVERSION! A three bedroom semi detached family home located in a quiet Cul-De-Sac. Benefits include two reception rooms, separate kitchen, conservatory, downstairs cloakroom, garage, driveway parking and a spacious garden with a summer house.

The property also benefits from being within easy reach to schools, shops and local amenities. CALL NOW TO BOOK A VIEWING!!

Entrance Porch

Double glazed door to front.

Cloakroom

Fitted with low level WC and wash hand basin.

Lounge

13' 5" x 11' 1" (4.09m x 3.38m)

Double glazed patio doors to conservatory, TV point, radiator and tiled flooring.

Reception Room

12' 8" x 10' 2" (3.86m x 3.10m)

Double glazed window, TV point and radiator.

Kitchen

10' 5" x 6' 7" (3.17m x 2.01m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashback, electric oven and gas hob with cookerhood, plumbing for washing machine, double glazed window and double glazed door to rear.

Conservatory

13' 9" x 10' 2" (4.19m x 3.10m)

Double glazed windows, radiator and double glazed doors to rear garden.

Landing

Stairs from ground floor, radiator and access to loft.

Bedroom 1

13' x 10' 4" (3.96m x 3.15m)

Double glazed window, fitted wardrobes, TV point and radiator.

Bedroom 2

10' 6" x 10' 4" (3.20m x 3.15m)

Double glazed window and radiator.

Bedroom 3

7' 10" plus recess x 7' 8" (2.39m plus recess x 2.34m)

Double glazed window and radiator.

Bathroom

Fitted with bath with mixer taps, shower, wash hand basin with vanity unit, heated towel rail, central heating boiler, double glazed window and full tiling.

Front Garden

Paved driveway parking, access to garage door to front and gated side access.

Rear Garden

Patio area leading to lawned area with stepping stones to summer house at the rear and sleeper borders.

Summer House

Fitted with patio doors, power and light.

Garage

Up & Over door with power and light.









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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EPC Rating: D

view this property online connells.co.uk/Property/HEM312001

Tenure: Freehold



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