



**Connells**

Hobletts Road  
Hemel Hempstead



# Hobletts Road Hemel Hempstead HP2 5LR

for sale offers over  
**£400,000**



## Property Description

A four bedroom mid terraced family home located in the sought after Hobletts Road. Benefits include two reception rooms, separate kitchen, spacious bedrooms, 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 Porch

Double glazed door to front and double glazed window.

## Entrance Hall

Double glazed door to front, double glazed window and radiator.

## Lounge

13' 4" x 10' 7" ( 4.06m x 3.23m )

Double glazed window, TV point and radiator.

## Dining Room

10' 2" x 9' 7" ( 3.10m x 2.92m )

Double glazed patio doors to rear and radiator.

## Kitchen

14' 9" x 9' 3" ( 4.50m x 2.82m )

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, electric oven and hob, plumbing for washing machine, central heating boiler, double glazed window and double glazed door to rear.

## Utility Room

11' 6" x 5' 1" ( 3.51m x 1.55m )

Door from porch and door from kitchen.

## Landing

Stairs from ground floor, access to loft and storage cupboard.

## Bedroom 1

15' max x 9' 7" ( 4.57m max x 2.92m )

Double glazed window, built in wardrobes and radiator.

## Bedroom 2

11' 9" overstairs storage x 8' 5" ( 3.58m overstairs storage x 2.57m )

Double glazed window and radiator.

## Bedroom 3

9' 7" max x 8' 7" max ( 2.92m max x 2.62m max )

Double glazed window and radiator.

## Bedroom 4

8' 2" x 7' plus recess ( 2.49m x 2.13m plus recess )

Double glazed window and radiator.

## Bathroom

Fitted with Bath with mixertaps, shower, wash hand basin with vanity unit, shaver point, low level WC, full tiling and double glazed window.

## Front Garden

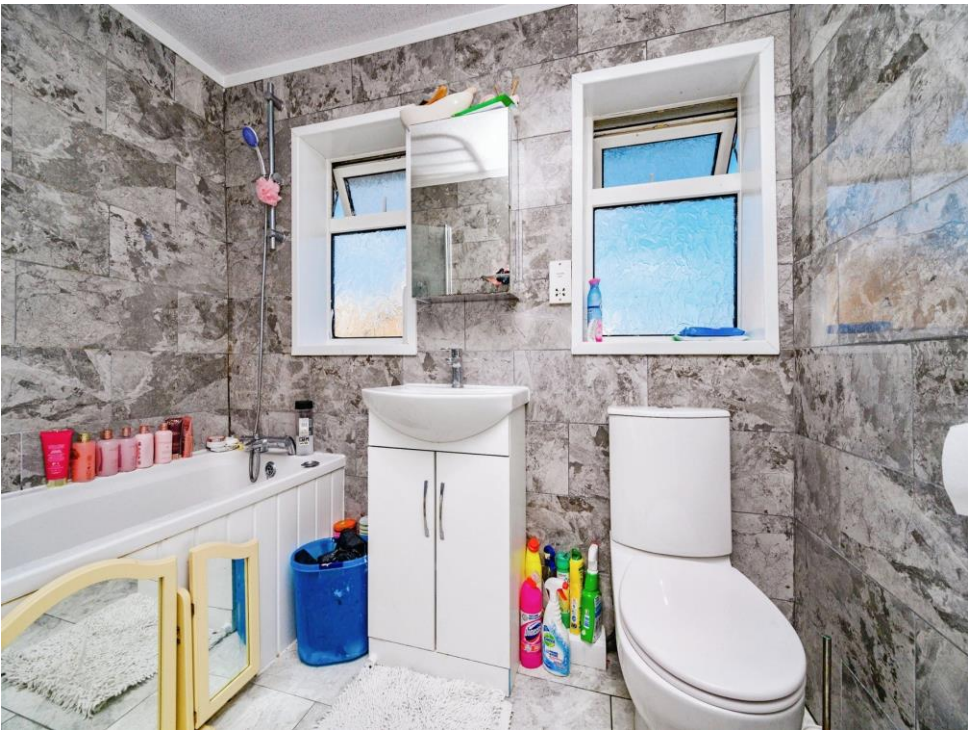
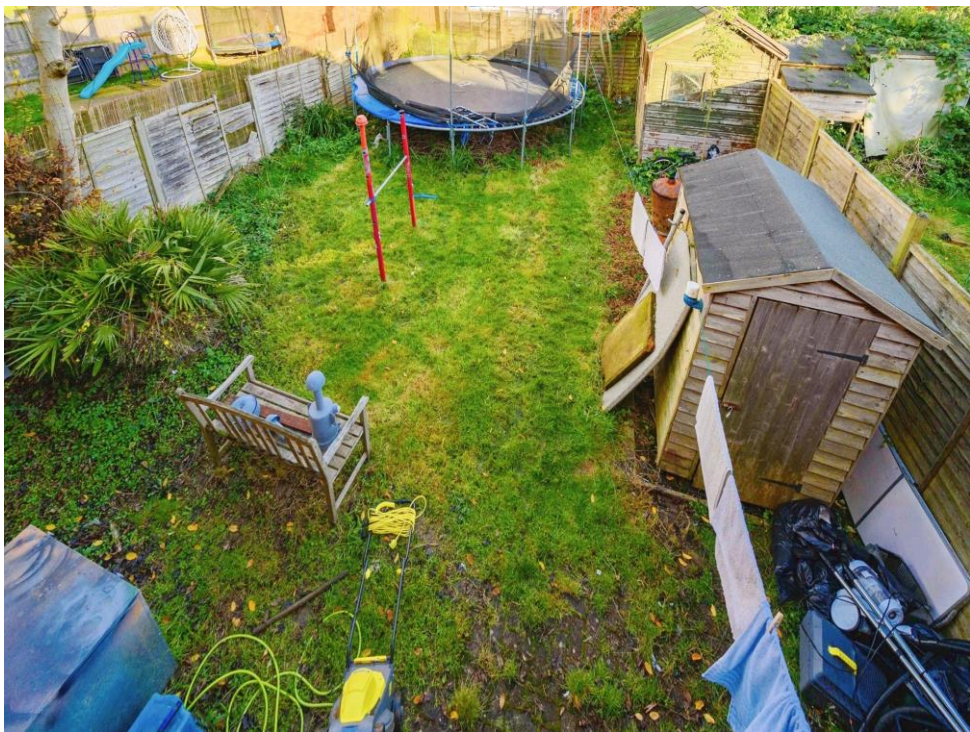
Pathway to front door and lawned area either side.

## Rear Garden

Laid to lawned with shed to side.







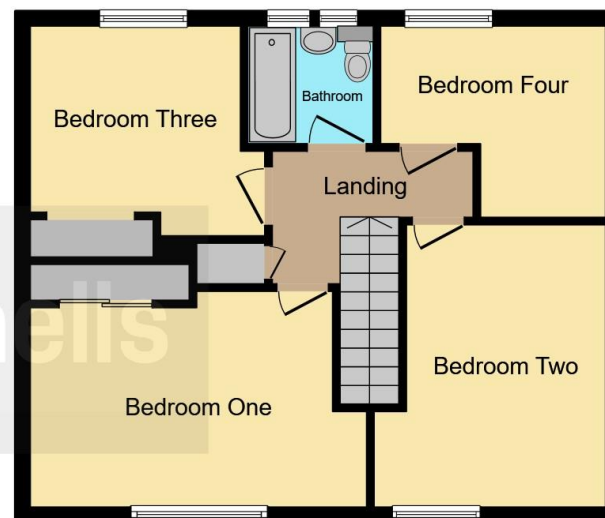








**Ground Floor**



**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)

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/HEM311948](http://connells.co.uk/Property/HEM311948)**



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