



Connells

Ninian Road
HEMEL HEMPSTEAD



Property Description

Three/four bedroom townhouse, presented to a high standard throughout. Benefits include DRIVEWAY PARKING, modern kitchen/diner, downstairs cloakroom, family bathroom, comfortable lounge, front and rear gardens. Close to local shops, schools and transport links. The ideal family home, call now to arrange a viewing!

Entrance Hall

Door to front, double glazed window and cupboard.

Cloakroom

Fitted with low level WC, wash hand basin and double glazed window.

Reception/ Bedroom 2

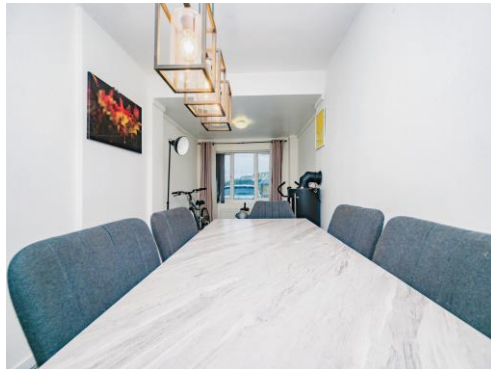
18' 5" x 7' 6" (5.61m x 2.29m)

Double glazed window and radiator.

Kitchen

13' 6" x 10' 8" (4.11m x 3.25m)

Fitted with wall and base units with work surfaces to compliment, stand alone Island, sink/drianer with splashbacks, integrated double oven and hob with cookerhood, plumbing for washing machine, central heating boiler, radiator, double glazed window and double glazed patio doors.



Landing

Stairs from ground floor and stairs to second floor.

Lounge

16' 7" max x 13' 7" (5.05m max x 4.14m)

Double glazed window, feature fire place, TV point and cupboard.

Bedroom 4

10' 7" x 6' 9" (3.23m x 2.06m)

Double glazed window and radiator.

Bathroom

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

Second Floor Landing

Stairs from first floor landing, built in cupboard and access to loft.

Bedroom 1

13' 7" x 11' 7" (4.14m x 3.53m)

Double glazed window and radiator.

Bedroom 2

13' 7" x 10' 7" (4.14m x 3.23m)

Double glazed window and radiator.

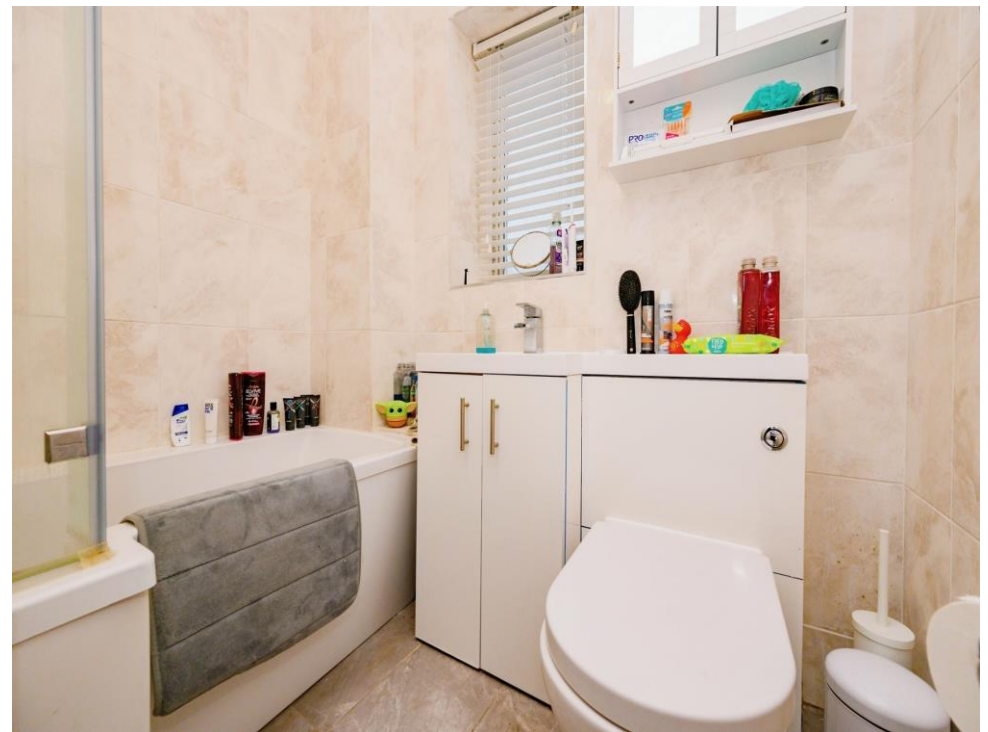
Front Garden

Driveway parking and lawned area.

Rear Garden

Patio area leading to lawned area, shed and gated rear access.









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: C

Tenure: Freehold

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