



**Connells**

Linnet Road  
HEMEL HEMPSTEAD





## Property Description

Rarely available FIVE BEDROOM DETACHED executive family home with NHBC Warranty in place. Driveway parking for four vehicles and a DOUBLE GARAGE, downstairs cloakroom, family bathroom and TWO EN-SUITE BATHROOMS. Stunning fitted kitchen/diner with integrated appliances and utility, spacious lounge and great sized bedrooms. The delightful zoned and landscaped private rear garden includes a covered children's play area, large terrace comprising of an outdoor lounge, formal dining and BBQ areas, kitchen garden and lawn with mature trees, shrubs and borders. Walking distance to Apsley Station with services to London Euston, local shops, Two Waters School and with easy reach of Private schools. A fantastic opportunity to acquire this unique property. Call to arrange a viewing!

### Entrance Hall

Door to front, double glazed window, radiator, tiled floor and stairs to first floor.

### Cloakroom

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

### Second Reception Room

12' 3" x 7' ( 3.73m x 2.13m )  
Double glazed window and radiator.

### Lounge

23' 2" x 12' 1" ( 7.06m x 3.68m )  
Double glazed windows, feature fireplace with wood burner, TV point, two radiators and double glazed patio doors leading to the rear garden terrace.

### Kitchen/ Diner

22' 7" x 11' 8" extending to 16' ( 6.88m x 3.56m extending to 4.88m )  
Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, integrated double oven and hob, integrated dishwasher and fridge/freezer, cupboard housing boiler, tiled floor, generous storage space and three double glazed windows and double glazed patio doors.

### Utility Room

6' 5" x 5' 2" ( 1.96m x 1.57m )  
Fitted with wall and base units, integrated washing machine, tiled floor, sink/drainers and double glazed window.

## Landing

Stairs from entrance hall, radiator, access to loft, airing cupboard with mega flow.

## Bedroom 1

23' 3" x 12' 3" ( 7.09m x 3.73m )

Two double glazed dual aspect windows with fitted shutters to front and rear, dressing area, fitted wardrobes and three radiators.

## En-Suite

Fitted with shower cubicle, wash hand basin, heated towel rail, low level WC, full tiling and double glazed window.

## Bedroom 2

21' 4" max x 16' 7" ( 6.50m max x 5.05m )

Two double glazed dual aspect windows with fitted shutters to front and rear, fitted wardrobes, two radiators and access to separate loft.

## En-Suite

Fitted with shower cubicle, wash hand basin, low level WC, heated towel rail and part tiling.

## Bedroom 3

10' 7" x 10' 5" ( 3.23m x 3.17m )

Double glazed window with fitted shutters, fitted wardrobes and radiator.

## Bedroom 4

8' 7" x 7' 9" ( 2.62m x 2.36m )

Double glazed window with fitted shutters and radiator.

## Bedroom 5

9' 8" x 8' 4" ( 2.95m x 2.54m )

Double glazed window and radiator.

## Main Bathroom

Fitted with bath with mixer taps, shower cubicle, wash hand basin, low level WC, heated towel rail, part tiling and double glazed window.

## Front Garden

Pathway to front door, mature beds and borders

## Rear Garden

Large terrace with decked seating area with external power point, patio seating area, BBQ area and water tap, steps leading down to landscaped garden, kitchen garden, mature trees, shrubs, patio seating area and covered children's play area.

## Parking

Driveway parking for up to four vehicles with water tap.

## Garage

17' 2" x 17' ( 5.23m x 5.18m )

Insulated, double up & over doors, power and light. Double glazed window and courtesy door leading to garden.



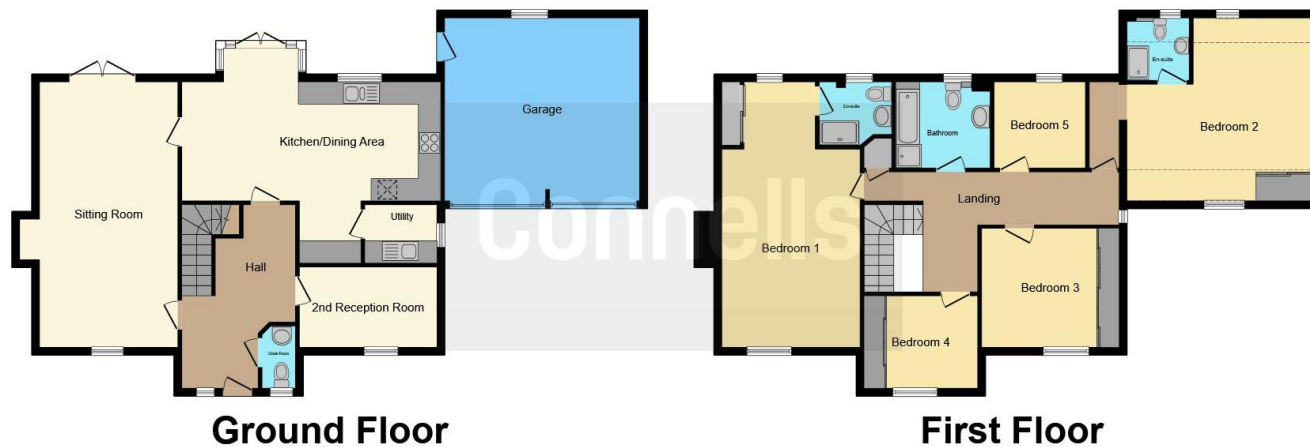












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

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