



Connells

Dunlin Road
Hemel Hempstead



Property Description

*** CHAIN FREE *** A spacious four bedroom town house located in a quiet cul de sac. Benefits include driveway parking, 18ft lounge, separate kitchen, low maintenance rear garden, downstairs cloakroom, two showers, 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.

Entrance Hall

Door to front, storage cupboard and radiator.

Cloakroom

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

Lounge

18' x 7' (5.49m x 2.13m)

Double glazed window, TV point and radiator.

Kitchen

13' x 11' (3.96m x 3.35m)

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

Landing

Stairs from ground floor, airing cupboard and stairs to second floor landing.

Bedroom 3

13' x 10' (3.96m x 3.05m)

Double glazed window and radiator,

Bedroom 4

11' x 6' 1" (3.35m x 1.85m)

Double glazed window and radiator.

Bathroom

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

Second Floor Landing

Stairs from first floor landing and access to loft.

Bedroom 1

11' plus fitted wardrobes x 10' (3.35m plus fitted wardrobes x 3.05m)

Double glazed window, fitted wardrobes and radiator.

Bedroom 2

13' x 11' (3.96m x 3.35m)

Double glazed window and radiator.

Front Garden

Paved driveway and hedge to side.

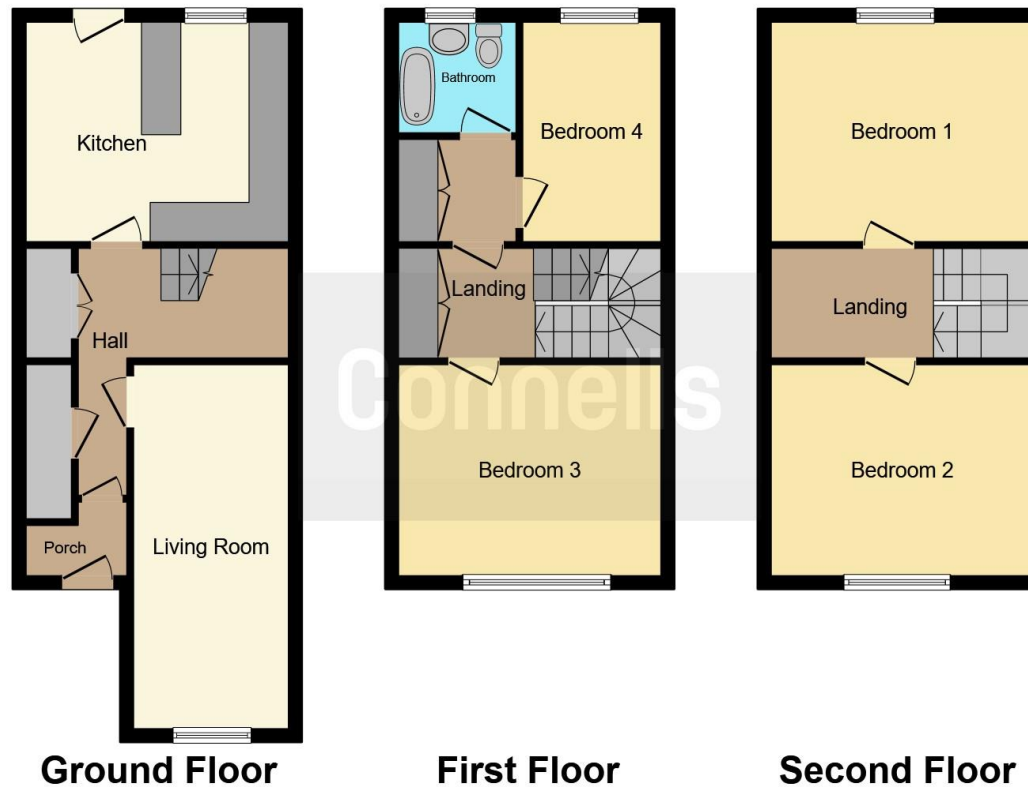
Rear Garden

Patio area, brick built shed and rear gated 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

To view this property please contact Connells on

T 01442 216 633
E hemelhempstead@connells.co.uk

45 Marlowes
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HEM312173



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HEM312173 - 0014