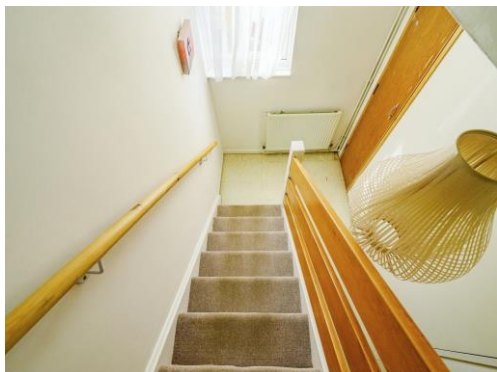




Connells

Wensleydale  
Hemel Hempstead



## Property Description

SIX BEDROOM HMO available to Investors. Well-presented throughout, benefits include downstairs cloakroom, bathroom, shower-room, ample sized kitchen, spacious bedrooms, DRIVEWAY and GARAGE. Close to local shops, schools, transport links and with easy access to the Town Centre, the Industrial Area and Gadebridge Park. Call now to view!

### Entrance Hall

Double glazed door to side, double glazed window, cupboard, radiator and stairs to first floor.

### Cloakroom

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

### Bedroom 6

16' 9" x 8' 8" ( 5.11m x 2.64m )  
Double glazed window, TV point and radiator.

## First Floor Landing

Stairs to second floor, built in cupboard, radiator and double glazed window.

### Bedroom 5

12' 6" x 8' 3" ( 3.81m x 2.51m )  
Double glazed window, fitted wardrobes and radiator.

### Bedroom 4

12' 5" x 9' 1" ( 3.78m x 2.77m )  
Double glazed window, fitted wardrobes and radiator.

### Bathroom

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

### Kitchen

11' 7" x 7' 4" ( 3.53m x 2.24m )  
Fitted with wall and base units with work surfaces to compliment, with integrated oven and hobs, plumbing for washing machine, central heating boiler and double glazed window.

## Second Floor Landing

Stairs from first floor and built in cupboard.

### Bedroom 3

11' 8" x 8' 5" ( 3.56m x 2.57m )

Double glazed window, TV point and radiator.

### Bedroom 2

10' 4" x 8' 9" ( 3.15m x 2.67m )

Double glazed window, TV point and radiator.

### Bedroom 1

10' 6" x 8' 9" ( 3.20m x 2.67m )

Double glazed window, built in cupboard and radiator.

## Bathroom

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

## Front Garden

Pathway to front door and driveway parking.

## Rear Garden

## Garage

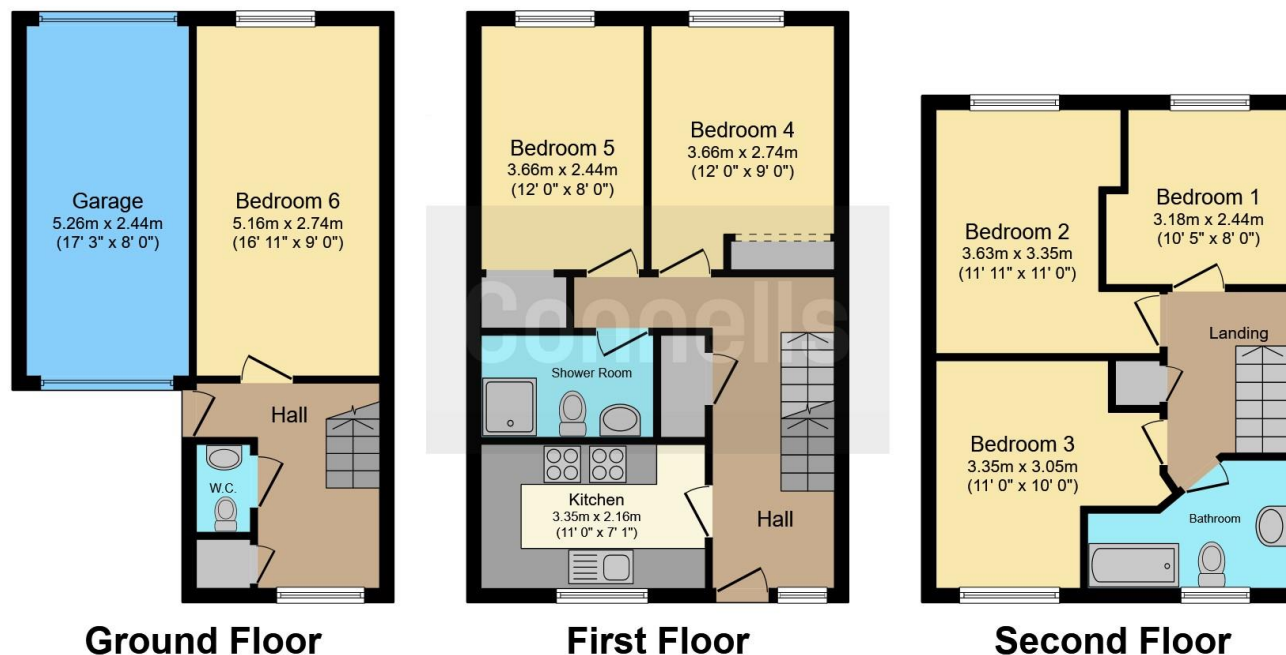
17' x 8' 6" ( 5.18m x 2.59m )

Up & Over door.









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: D**

Tenure: Freehold

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