



**Connells**

Hardy Road  
Hemel Hempstead





### Property Description

Four bedroom semi-detached family home with NHBC warranty in place. Benefits include DRIVEWAY PARKING, stunning kitchen and utility with high quality integrated appliances, comfortable lounge/diner, family bathroom and TWO EN-SUITE shower rooms. Close to local shops, schools and within easy reach of the Town Centre, The Old Town and Gadebridge Park. The ideal family home, call now to arrange a viewing!

### Entrance Hall

Double glazed door to front, radiator and coat cupboard.

### Cloakroom

Fitted with low level WC and wash hand basin.

### Lounge/ Diner

20' 8" max x 15' max ( 6.30m max x 4.57m max )

Double glazed window, two radiators, TV point, feature fireplace, wood laminate flooring and double glazed patio doors to rear.

### Kitchen

17' 2" x 8' 4" ( 5.23m x 2.54m )

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks and "Qooker" tap, integrated double oven, integrated induction hob, cookerhood, integrated dishwasher, fridge/freezer and bin cupboard, radiator and double glazed window,

### Utility Room

13' 8" max x 6' 5" ( 4.17m max x 1.96m )

Fitted with sink/drainers, plumbing for washing machine, cupboard housing boiler and double glazed window.

## Landing

Stairs from entrance hall, radiator, airing cupboard with tank and stairs to second floor landing.

## Bedroom 1

12' 2" x 11' 3" ( 3.71m x 3.43m )

Double glazed window, fitted wardrobes, TV point and radiator.

## En-Suite

Fitted with shower cubicle, wash hand basin, low level WC, radiator and part tiling.

## Bedroom 2

11' x 10' 8" ( 3.35m x 3.25m )

Double glazed window, fitted wardrobes, TV point and radiator.

## Bedroom 3

12' 2" x 9' 1" ( 3.71m x 2.77m )

Double glazed window, TV point and radiator.

## Bathroom

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

## Second Floor Landing

Stairs from first floor.

## Bedroom 4

Four double glazed Velux windows, storage cupboard, radiator and eaves storage.

## En-Suite

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

## Front Garden

Driveway parking for four vehicles, EV charger and side gate access.

## Rear Garden

Patio area leading to lawned area with beds and borders, further decking area and two sheds.



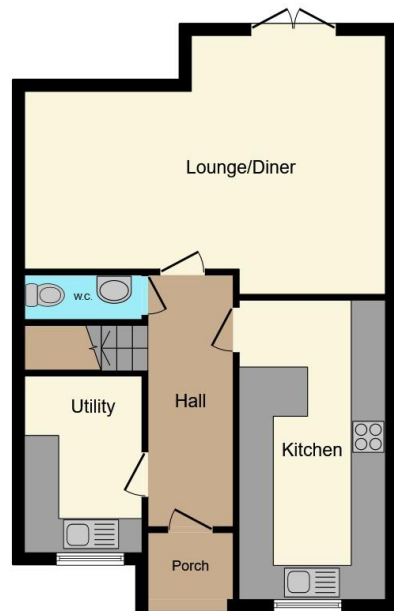




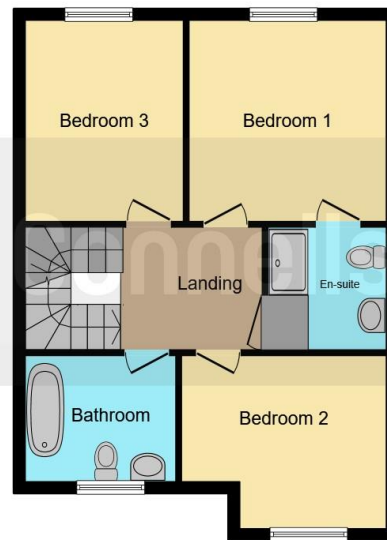




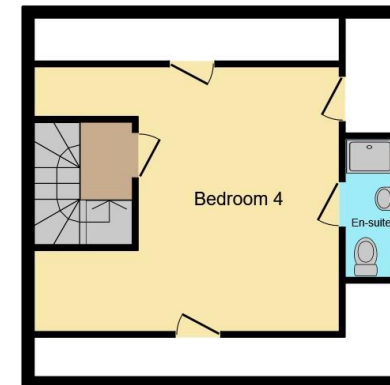




**Ground Floor**



**First Floor**



**Second 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)

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**EPC Rating: B**

Tenure: Freehold

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