



**Connells**

Burleigh Road  
Hemel Hempstead



## Property Description

A spacious four bedroom link detached family home located in the highly sought after area of Leverstock Green. Benefits include a spacious driveway, carport and garage, large rear garden, two reception rooms and a separate kitchen, ensuite to master bedroom, downstairs shower room, 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 Hall

Double glazed front door and radiator,

## Cloakroom

Double glazed window, low level WC, wash hand basin with vanity unit, shower cubicle and fully tiled.

## Lounge

13' 4" x 11' 9" max ( 4.06m x 3.58m max )  
Double glazed window, fireplace and radiator.

## Dining Room/ Lounge Two

23' x 11' 9" ( 7.01m x 3.58m )  
Double glazed door to garden, TV point and radiator.

## Kitchen

17' 4" x 8' 5" ( 5.28m x 2.57m )  
Fitted kitchen with wall and base units with work surfaces to compliment, sink and drainer, gas hob and electric hob with cookerhood over, electric oven, plumbing for washing machine.

## Landing

Double glazed window, radiator, loft access and cupboard with tank.

## Bedroom 1

9' 9" x 8' 4" ( 2.97m x 2.54m )

Double glazed window and TV point.

## En-Suite

Shower cubicle, wash hand basin, low level WC, extractor fan and fully tiled.

## Bedroom 2

11' 10" x 11' 7" ( 3.61m x 3.53m )

Double glazed window, radiator and fitted and built in wardrobes.

## Bedroom 3

11' 10" x 10' 5" ( 3.61m x 3.17m )

Double glazed window, radiator and fitted wardrobe.

## Bedroom 4

9' 9" x 8' 6" ( 2.97m x 2.59m )

Double glazed window, radiator and TV point.

## Shower Room

Shower cubicle, heated towel rail, low level WC, wash hand basin with vanity unit, Double glazed skylight and fully tiled.

## Garage And Car Port

## Front Garden

Paved for off road parking

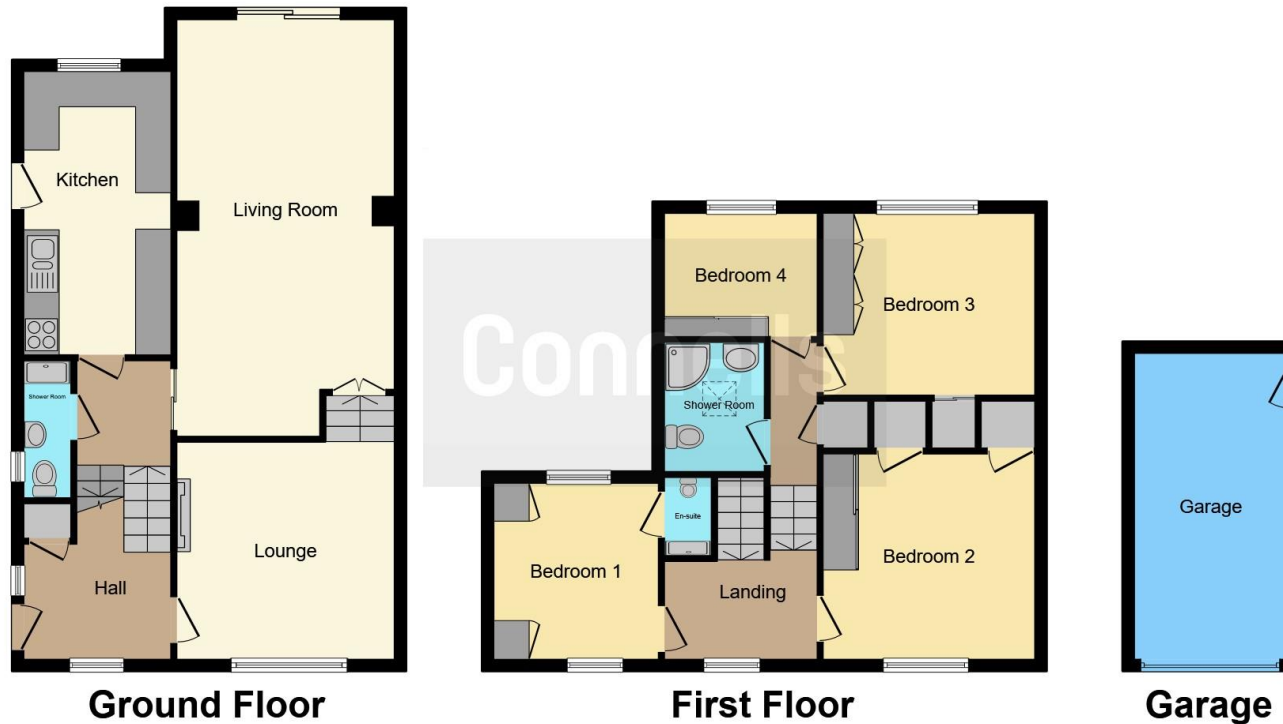
## Rear Garden

Laid to lawn with patio area.









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**

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Tenure: Freehold



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