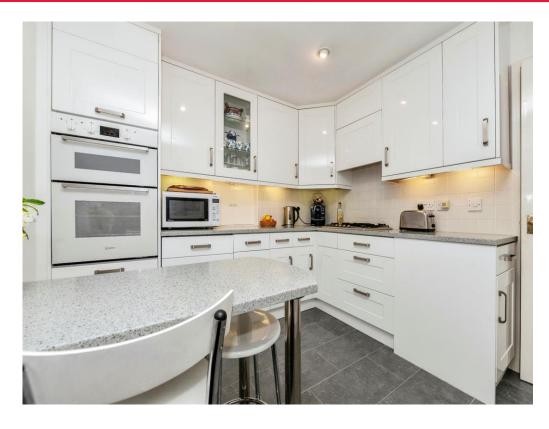


Connells

Great Road Hemel Hempstead

Great Road Hemel Hempstead HP2 5LB







Property Description

*** ARCHITECT DESIGNED ***A stunning four bedroom detached family home located in the highly sought after Great Road. Benefits include two reception rooms, separate kitchen, generous driveway, en-suite to master bedroom, 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

Door to front, understairs storage, radiator and tiled flooring.

Cloakroom

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

Lounge

16' 6" x 10' 8" (5.03m x 3.25m)

Double glazed window, gas fireplace, TV and telephone point, radiator and double glazed patio doors to rear.

Dining Room

10' 7" x 9' (3.23m x 2.74m)

Double glazed window, gas fireplace and radiator.

Kitchen

11' 6" x 9' 6" (3.51m x 2.90m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and gas hob with cookerhood, plumbing for dishwasher, TV point, central heating boiler, double glazed window and double glazed door to side.

Landing

Stairs from entrance hall, airing cupboard, access to loft, radiator and double glazed window.

Bedroom 1

11' 2" x 10' 6" plus recess ($3.40 \text{m} \times 3.20 \text{m}$ plus recess)

Double glaze window, fitted wardrobes, telephone point and radiator.

En-Suite

Fitted with shower cubicle, wash hand basin with vanity unit, heated towel rail, low level WC, shaver point, double glazed window and part tiling.

Bedroom 2

13' 1" x 9' 5" (3.99m x 2.87m)

Double glazed window, TV point and radiator.

Bedroom 3

11' 7" max x 9' 5" (3.53m max x 2.87m)

Double glazed window and radiator.

Bedroom 4

9' 5" x 9' 3" (2.87m x 2.82m)

Double glazed window and radiator.

Bathroom

Fitted with bath with mixer taps, shower, heated towel rail, low level WC, shaver point, part tiling and double glazed window.

Front Garden

Paved pathway to front door, feature shingled area with borders, off street parking.

Rear Garden

Patio area leading to lawned area with pathway to further patio area, shed and mature shrub borders.

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: Awaited

view this property online connells.co.uk/Property/HEM312263







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.