



Connells

St. Pauls Road
HEMEL HEMPSTEAD

St. Pauls Road HEMEL HEMPSTEAD HP2 5DD

for sale
£499,000



Property Description

An extended three bedroom semi detached family home located in the sought after St Paul's Road. Benefits include driveway parking for two cars, En-Suite to master bedroom, kitchen/dining area, separate lounge, study, gas central heating and double glazing.

The property also benefits from being within easy reach to schools, shops and local amenities including the Hemel Old Town High Street. CALL NOW TO BOOK A VIEWING!!

Entrance Hall

Double glazed door to front, double glazed window and understairs storage.

Cloakroom

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

Office/ Utility

7' 7" x 7' (2.31m x 2.13m)

Double glazed window and plumbing washing machine.

Lounge

17' 2" x 14' 9" (5.23m x 4.50m)

Double glazed window, fireplace, TV point and radiator.

Kitchen

15' 9" x 11' 7" (4.80m x 3.53m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, gas oven and hob with cookerhood, plumbing for dishwasher, radiator and double glazed window.



Landing

Stairs from entrance hall and access to loft.

Bedroom 1

12' 8" x 11' 7" (3.86m x 3.53m)

Double glazed window, fitted wardrobes and radiator.

En-Suite

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

Bedroom 2

13' x 7' 8" (3.96m x 2.34m)

Double glazed window, fitted wardrobes and radiator.

Bedroom 3

9' 8" x 8' 3" (2.95m x 2.51m)

Double glazed window, fitted wardrobe and radiator.

Bathroom

Fitted with bath with mixer taps, wash hand basin, low level WC, shaver point, airing cupboard, radiator, full tiling and double glazed window.

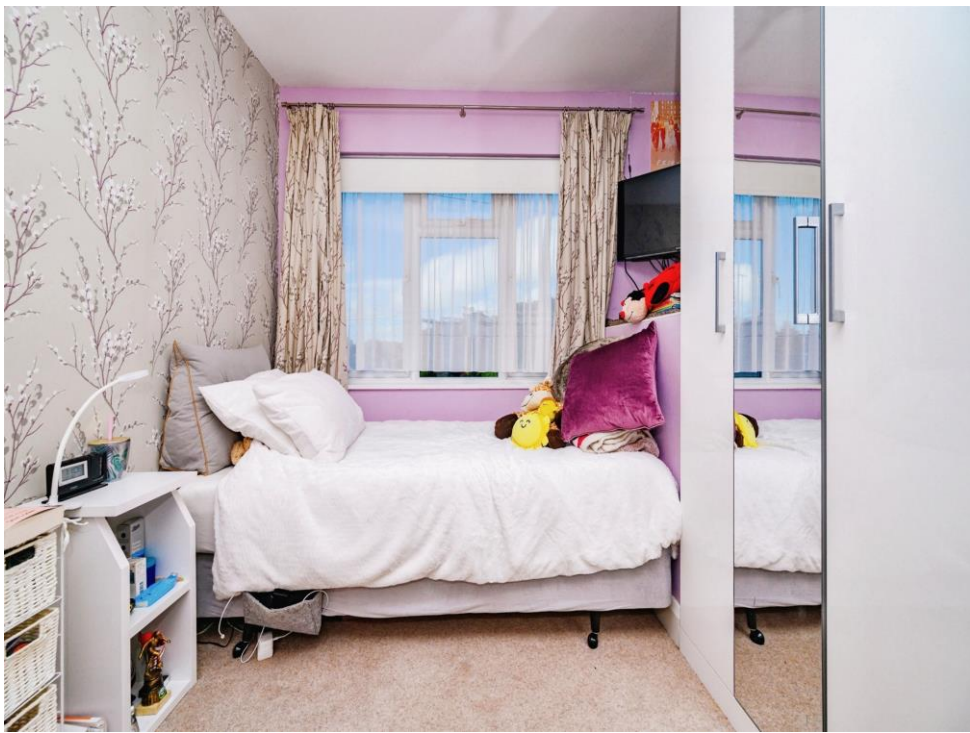
Front Garden

Driveway parking.

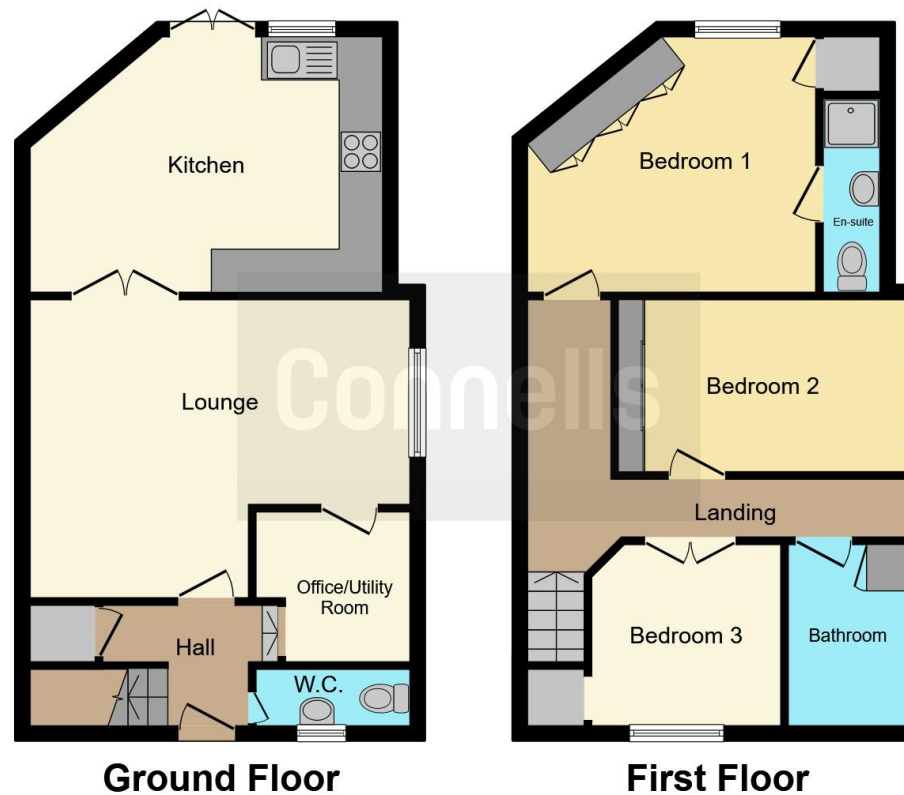
Rear Garden

Laid to lawn with decking 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

To view this property please contact Connells on

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

45 Marlowes
 HEMEL HEMPSTEAD HP1 1LD

view this property online connells.co.uk/Property/HEM311943

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold



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: HEM311943 - 0011