



Connells

Colne Way
Hemel Hempstead

Colne Way Hemel Hempstead HP2 6EA

for sale
£400,000



Property Description

A refurbished three bedroom mid terraced family home located in the quiet Colne Way. Benefits include a downstairs shower room, upstairs family bathroom, two reception rooms, separate kitchen, utility area, garage/office to the rear, solar panels and double glazing.

The property also benefits from being with easy reach to schools, shops and local amenities. CALL NOW TO BOOK A VIEWING!!

Entrance Hall

Door to front, under floor heating and tiled flooring.

Shower Room

Fitted with shower cubicle, wash hand basin with vanity unit, low level WC, radiator, part tiling, underfloor heating, boiler and double glazed window.

Lounge

15' 8" x 11' 6" (4.78m x 3.51m)

Double glazed window, TV point, underfloor heating and tiled flooring.

Dining Room

8' 5" x 8' 1" (2.57m x 2.46m)

Double glazed patio doors to rear and tiled underfloor heating.

Kitchen

12' 3" max x 8' 8" (3.73m max x 2.64m)

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, electric oven and gas hob, plumbing for washing machine, tiled underfloor heating and double glazed window.

Utility Area

Built in storage cupboard and underfloor heating.

Landing

Stairs from entrance hall, access to loft and built in cupboard.

Bedroom 1

10' 8" x 10' 1" plus fitted wardrobes (3.25m x 3.07m plus fitted wardrobes)

Double glazed window, fitted wardrobes and radiator.

Bedroom 2

12' 2" x 11' 1" (3.71m x 3.38m)

Double glazed window and radiator.

Bedroom 3

9' 3" max x 6' 3" (2.82m max x 1.91m)

Double glazed window, overstairs storage and radiator.

Bathroom

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

Front Garden

Pathway to front door.

Rear Garden

Laid to lawn.

Garage/Office

With an up and over door, underfloor heating, power and light.









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

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/HEM311839



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: HEM311839 - 0004