



Connells

Summerleas Close
Hemel Hempstead

Summerleas Close Hemel Hempstead HP2 5PW

for sale offers in excess of
£400,000



Property Description

Located in a quiet Cull-De-Sac is this three bedroom end of terrace family home. Benefits include allocated parking, downstairs cloakroom, spacious lounge, separate kitchen, 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 and radiator.

Cloak Room

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

Lounge

15' x 15' (4.57m x 4.57m)

Double glazed window, TV point, radiator and understairs storage.

Kitchen

10' 10" x 8' (3.30m x 2.44m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and gas hob, plumbing for washing machine and dishwasher and central heating boiler.



Landing

Stairs from ground floor, airing cupboard and access to loft.

Bedroom 1

11' x 8' pus built in wardrobes (3.35m x 2.44m pus built in wardrobes)

Double glazed window, built in wardrobes and radiator.

En-Suite

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

Bedroom 2

10' x 8' (3.05m x 2.44m)

Double glazed window, fitted wardrobes and radiator.

Bedroom 3

7' x 6' (2.13m x 1.83m)

Double glazed window and radiator.

Bathroom

Fitted with bath with mixer taps, shower, wash hand basin with vanity unit, heater towel rail, low level WC and part tiling.

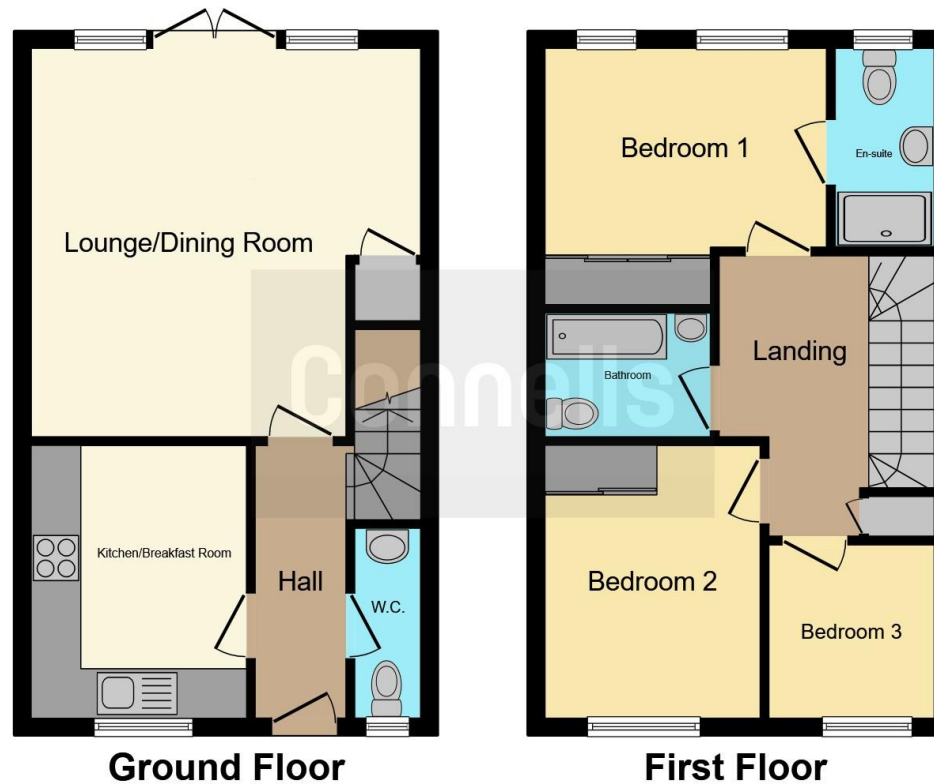
Rear Garden

Patio area leading to lawned area and rear gate .









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: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HEM312064



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: HEM312064 - 0003