



Connells

Briery Way
Hemel Hempstead



Property Description

Located in the popular Briery Way is this four bedroom DETACHED family home. Benefits include a spacious driveway, a workshop, 23 ft kitchen/diner, two reception rooms, spacious entrance hall, three toilets, mature rear garden with a log cabin, 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, double glazed window, storage cupboard, radiator and door to garage.

Cloakroom

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

Lounge

15' x 12' 11" (4.57m x 3.94m)
Double glazed window and radiator.

Dining Room

15' x 11' (4.57m x 3.35m)
Double glazed window, TV point, radiator and double glazed french doors to rear garden.

Kitchen/ Diner

23' 11" x 8' (7.29m x 2.44m)
Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, electric oven and gas hob with cookerhood, plumbing for washing machine, radiator and door to rear.

Landing

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

Bedroom 1

12' 11" x 12' (3.94m x 3.66m)

Double glazed window and radiator.

W/C

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

Bedroom 2

12' 11" x 8' (3.94m x 2.44m)

Double glazed window, overstairs storage and radiator.

Bedroom 3

8' x 7' 1" (2.44m x 2.16m)

Double glazed window and radiator.

Bedroom 4

11' x 8' (3.35m x 2.44m)

Double glazed window and radiator.

Bathroom

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

Front Garden

Driveway parking.

Rear Garden

Patio area leading to lawned area with log cabin and side gate access.

Garage

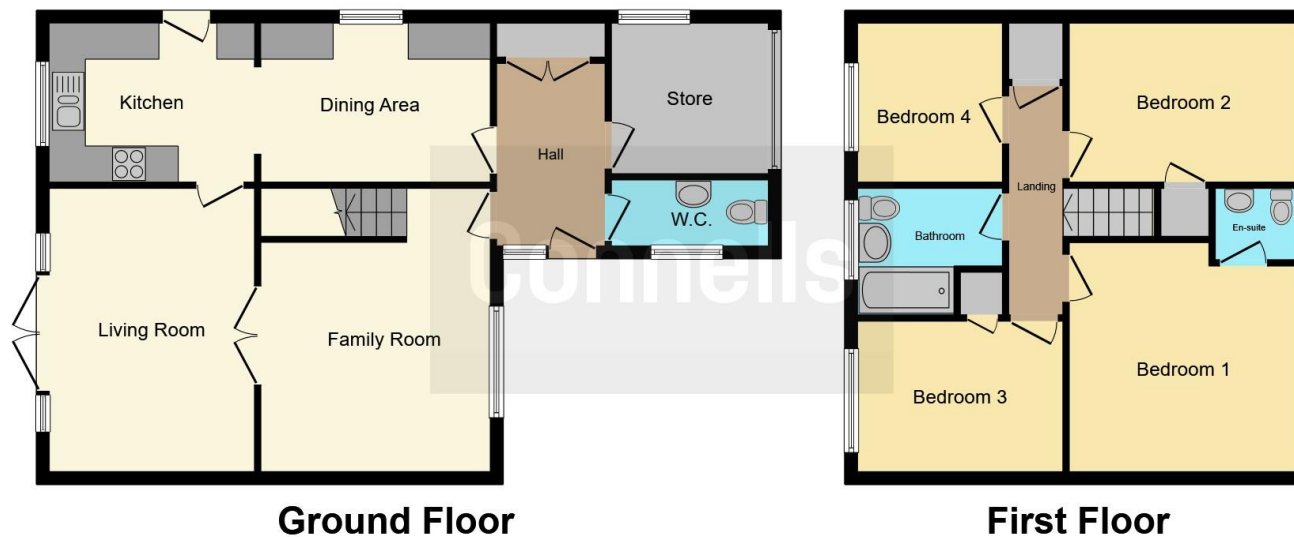
8' x 8' (2.44m x 2.44m)

Double glazed window, 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

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EPC Rating: Awaited
 Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HEM312315



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Property Ref: HEM312315 - 0007