



**Connells**

Vauxhall Road  
HEMEL HEMPSTEAD



## Property Description

\*\*\* PLANNING PERMISSION APPROVED \*\*\*

A two bedroom semi detached family home located in the sought after Vauxhall Road. Benefits include driveway parking, garage, large rear garden, conservatory, reception room, separate kitchen, 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

Double glazed door to front.

## Lounge

13' x 12' max ( 3.96m x 3.66m max )

Double glazed window, fireplace, TV point and radiator.

## Kitchen

15' x 6' ( 4.57m x 1.83m )

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, electric oven and gas hob with cookerhood, radiator, under stairs storage and double glazed window.

## Conservatory

10' x 10' ( 3.05m x 3.05m )

UPVC construction with double glazed windows, radiator and double glazed french doors to rear garden.

## Landing

Stairs from ground floor, double glazed window and access to loft.

## Bedroom 1

10' x 10' plus fitted wardrobes ( 3.05m x 3.05m plus fitted wardrobes )

Double glazed window, fitted wardrobes and radiator.

## Bedroom 2

9' 11" x 6' 11" ( 3.02m x 2.11m )

Double glazed window, TV point and radiator.

## Bathroom

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

## Front Garden

Block paved with parking for two vehicles.

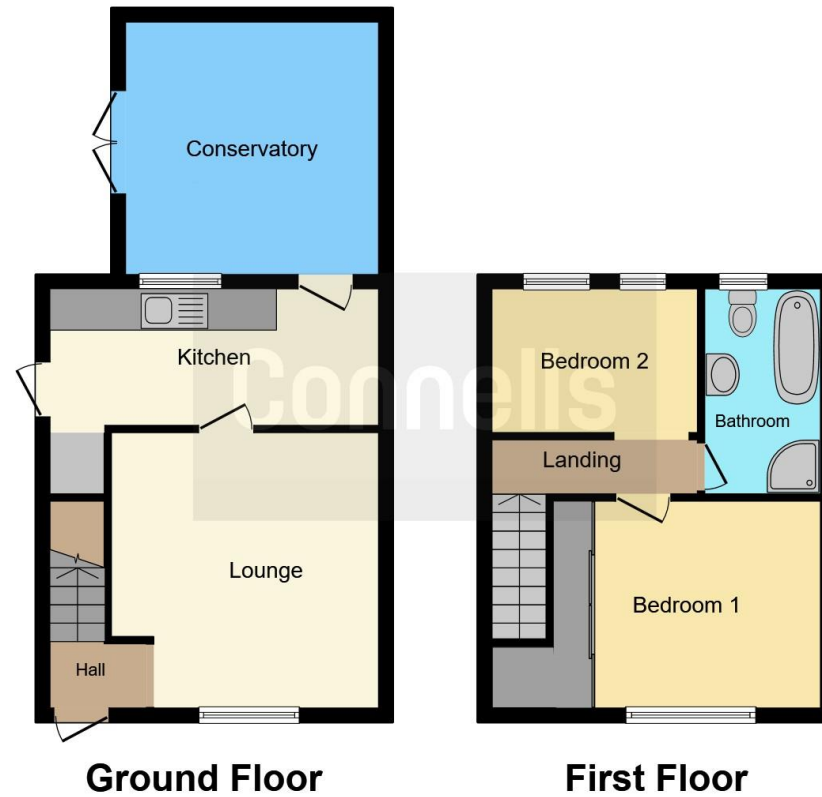
## Rear Garden

Patio area leading to lawned 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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: Awaited  
 Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/HEM312320](http://connells.co.uk/Property/HEM312320)**



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