



Connells

Bassil Road
Hemel Hempstead

Bassil Road Hemel Hempstead HP2 4BB

for sale
£415,000



Property Description

*** POTENTIAL TO EXTEND FURTHER STPP *** An extended two bedroom semi detached house within walking distance to the Hemel Hempstead Town Centre. Benefits include driveway parking, three reception rooms, study, utility area, downstairs cloakroom, 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, double glazed window and radiator.

Under Stairs Cloakroom

Fitted with low level WC and wash hand basin.

Study

8' 3" x 5' 7" (2.51m x 1.70m)
Double glazed window and radiator.

Lounge

11' 9" plus recess x 10' 9" (3.58m plus recess x 3.28m)
Double glazed window, TV point and radiator.

Dining Room

10' 5" x 9' (3.17m x 2.74m)
Double glazed window, radiator and double glazed door to rear garden.

Bedroom 3/ Reception Room

8' 8" x 6' 8" (2.64m x 2.03m)
Double glazed window and radiator.

Kitchen

10' 5" x 5' 8" (3.17m x 1.73m)
Fitted with wall and base units with work surfaces to compliment, sink/drainage with splashbacks, gas and electric cooker point with cookerhood, double glazed window and double glazed door to side.

Utility Area

5' 8" x 2' 1" (1.73m x 0.64m)
Plumbing for washing machine and central heating boiler.

Landing

Stairs from entrance hall, storage cupboard, access to loft and double glazed window.

Bedroom 1

12' 6" plus fitted wardrobes x 10' (3.81m plus fitted wardrobes x 3.05m)

Double glazed window, fitted wardrobes and radiator.

Bedroom 2

10' 8" x 10' 6" (3.25m x 3.20m)

Double glazed window and radiator.

Bathroom

Fitted with bath with mixer taps, shower, wash hand basin, heated towel rail, low level WC, full tiling and double glazed window.

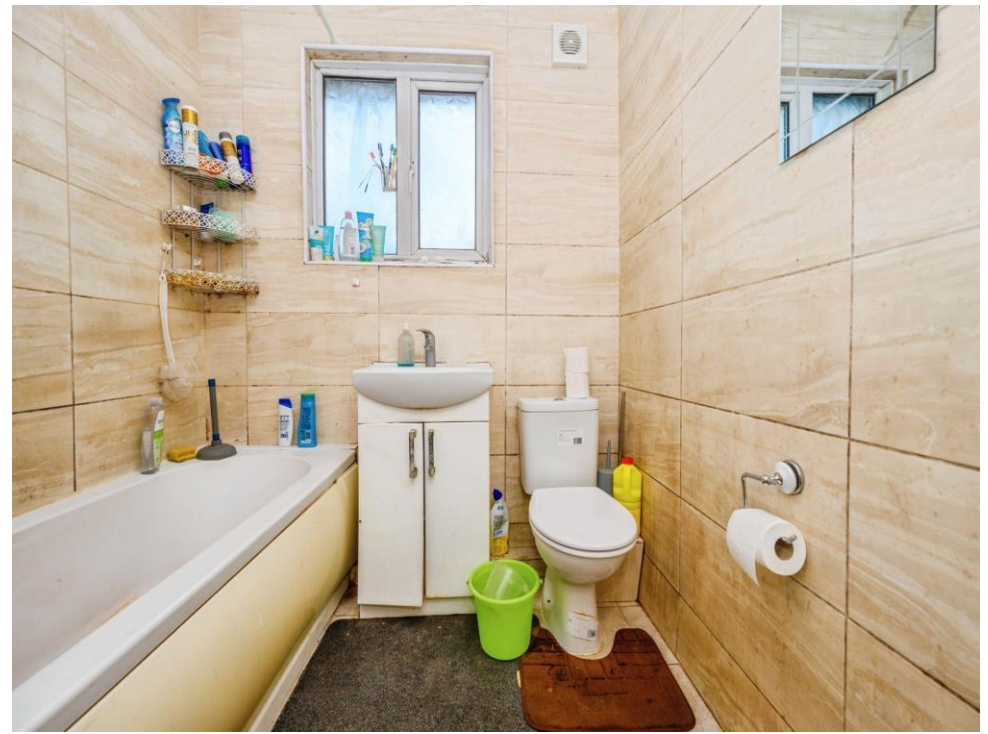
Front Garden

Paved with pathway to front door, hedge surround mature borders and gated side access.

Rear Garden

Patio area with steps leading up to further paved area and raised mature shrub and tree borders to side gated access.









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: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HEM311609



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: HEM311609 - 0005