



Connells

Botley Road
Hemel Hempstead

Botley Road
Hemel Hempstead HP2 7JL

for sale offers in excess of
£600,000



Property Description

RARELY AVAILABLE FIVE BEDROOM SEMI DETACHED FAMILY HOME in the sought after Botley Road. Many benefits include driveway parking and GARAGE extended to the rear, comfortable lounge, good sized kitchen/diner, modern family bathroom and En-Suite to the master bedroom. Close to local shops, transport links and sought after schools. The ideal family home! Call now to arrange a viewing!

Entrance Porch

Door to front and storage cupboard.

Lounge

15' 9" x 13' 11" max (4.80m x 4.24m max)
Double glazed window, fireplace, TV point and radiator.

Kitchen/ Diner

15' 10" x 9' 10" max (4.83m x 3.00m max)
Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, electric oven and gas hob with cookerhood, plumbing for dishwasher, radiator, double glazed window and double glazed french doors to rear garden.

Utility Room

15' x 10' 1" (4.57m x 3.07m)
Double glazed window, plumbing for washing machine, radiator, central heating boiler, double glazed door.

Landing

Stairs from entrance porch, access to loft and radiator.

Bedroom 1

15' 8" x 10' 10" (4.78m x 3.30m)

Double glazed window, fitted wardrobes and radiator.

En-Suite

Fitted with bath with mixer taps, shower, low level WC, radiator, full tiling and double glazed window.

Bedroom 2

12' 5" plus recess x 10' 9" (3.78m plus recess x 3.28m)

Double glazed window.

Bedroom 3

13' x 9' 7" max (3.96m x 2.92m max)

Double glazed window and radiator.

Bedroom 4

10' 6" x 9' 9" max (3.20m x 2.97m max)

Double glazed window and radiator.

Bathroom

Fitted with shower cubicle, wash hand basin, radiator, full tiling and double glazed window.

Bedroom 5

10' 1" x 6' 5" (3.07m x 1.96m)

Double glazed window, airing cupboard and radiator.

Rear Garden

Patio area leading to lawned area.

Garage

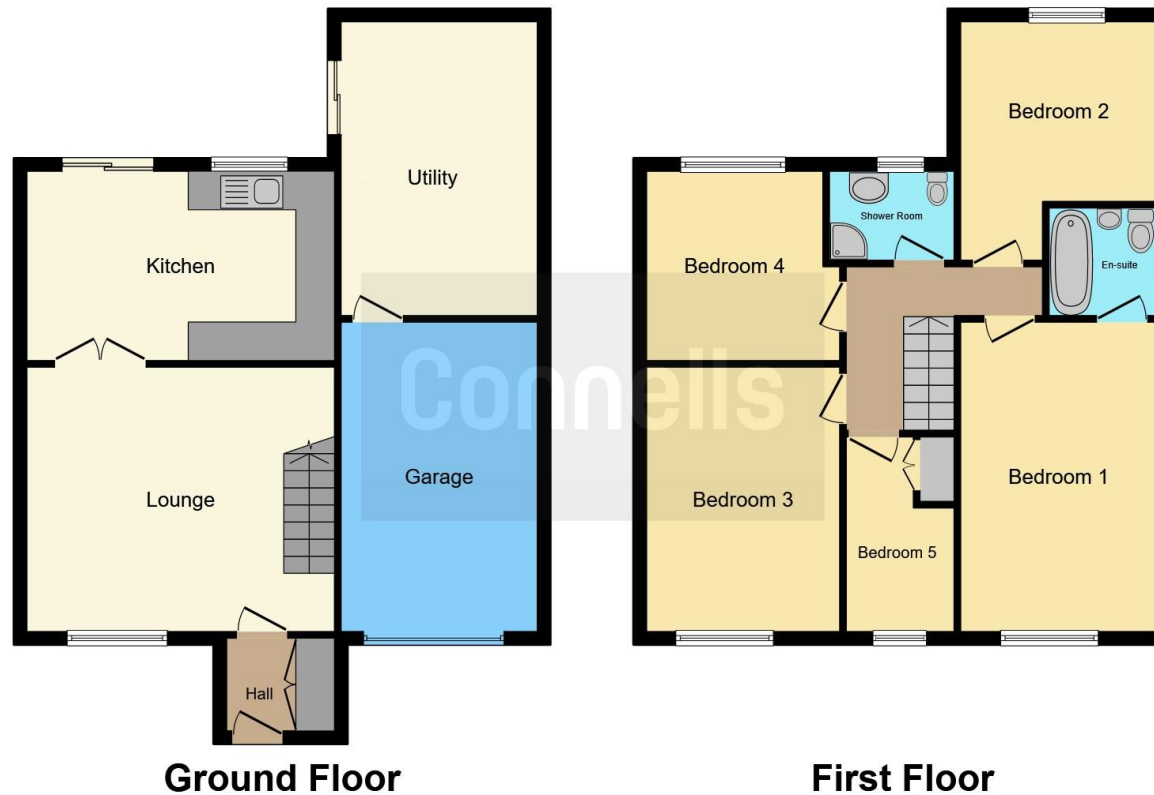
18' 4" x 10' 11" (5.59m x 3.33m)

Up & Over door with 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

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