



**Connells**

Leys Road  
Hemel Hempstead





### Property Description

Four bedroom EXTENDED end of terrace house, presented to a high standard throughout. Benefits include a large fitted kitchen/diner, great sized lounge, modern fitted family bathroom, EN-SUITE to the master bedroom and delightful rear garden with GARDEN STUDIO/OFFICE. Driveway parking with kerb to be dropped before completion. Close to local shops and the popular Longdean School. Call now to arrange a viewing!

### Entrance Hall

Double glazed door to front, two double glazed windows, understairs cupboard, radiator and wood flooring.

### Lounge

23' 8" max x 12' 2" max ( 7.21m max x 3.71m max )

Double glazed window, electric fire place and radiator.

### Kitchen/ Diner

19' 7" x 17' 7" ( 5.97m x 5.36m )

L shaped fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, Range cooker with cookerhood, tiled flooring, two double glazed windows Sky light in ceiling and double glazed door.

## Landing

Stairs from entrance hall and airing cupboard.

## Bedroom 2

12' 1" x 10' 1" ( 3.68m x 3.07m )

Double glazed widow and radiator.

## Bedroom 3

10' 1" x 9' 2" ( 3.07m x 2.79m )

Double glazed window, fitted wardrobes and radiator.

## Bedroom 4

8' 1" x 7' 9" ( 2.46m x 2.36m )

Double glazed window, TV point and radiator.

## Bathroom

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

## Second Floor Landing

Stairs from first floor landing.

## Bedroom 1

11' 8" x 11' 8" ( 3.56m x 3.56m )

Double glazed Velux window, double glazed window, storage cupboard and radiator.

## En-Suite

Fitted with shower cubicle, wash hand basin, low level WC, full tiling and double glazed window.

## Front Garden

Driveway parking for three vehicles.

## Rear Garden

Patio garden with seating area.



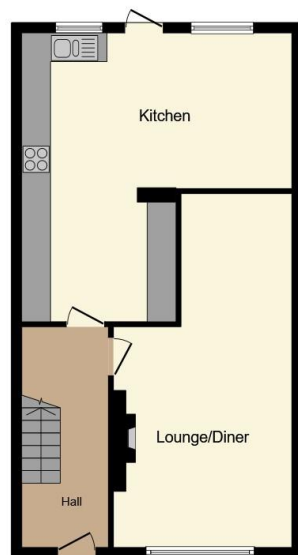












**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

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)

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EPC Rating: Awaited  
Council Tax Band: C

Tenure: Freehold

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Property Ref: HEM312365 - 0006