



Connells

Latimer Close  
Hemel Hempstead



# Latimer Close Hemel Hempstead HP2 7JJ

for sale  
**£575,000**



## Property Description

\*\*\* POTENTIAL TO EXTEND FURTHER STPP \*\*\* An extended three bedroom end of terrace family home located in a quiet cul-de-sac. Benefits include a double garage, spacious driveway, downstairs shower room, two reception rooms, conservatory, separate kitchen, mature rear garden, 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, storage cupboard and double glazed window.

## Shower Room

Fitted with shower cubicle, wash hand basin with vanity unit, low level WC and heated towel rail.

## Lounge

16' x 12' 1" ( 4.88m x 3.68m )

Double glazed window, TV point and radiator and double glazed patio doors to conservatory.

## Dining Room

17' x 10' ( 5.18m x 3.05m )

Double glazed window and radiator.

## Kitchen

22' x 10' ( 6.71m x 3.05m )

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

## Conservatory

17' x 10' max ( 5.18m x 3.05m max )

UPVC construction fitted with double glazed windows and double glazed french doors to rear.

## Landing

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

## Bedroom 1

12' 1" x 10' ( 3.68m x 3.05m )

Double glazed window and radiator.

## Bedroom 2

10' x 9' 1" ( 3.05m x 2.77m )

Double glazed window, TV point and radiator.

## Bedroom 3

7' 1" x 6' ( 2.16m x 1.83m )

Double glazed window and radiator.

## Bathroom

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

## Garage

23' x 17' ( 7.01m x 5.18m )

Electric Up and Over door to side, storage, power and light.

## Rear Garden















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: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/HEM312194](http://connells.co.uk/Property/HEM312194)**



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