



Connells

Furtherground
Hemel Hempstead

Furtherground Hemel Hempstead HP2 4LQ

for sale offers in excess of
£500,000



Property Description

*** EXTENDED *** A three bedroom extended family home located in a quiet cul-de-sac. Benefits include a spacious kitchen/diner with an island, separate lounge, four piece bathroom, utility area, downstairs w/c, 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!!

Kitchen/ Diner

20' plus recess x 21' (6.10m plus recess x 6.40m)

Fitted with wall and base units with work surfaces to compliment, Island, sink/drainage with splashbacks, electric oven and gas hob with cookerhood, wine fridge, underfloor heating and double glazed Bi-Fold doors.

Utility Room

11' x 5' (3.35m x 1.52m)

Double glazed window, plumbing for washing machine and central heating boiler.

Entrance Hall

Door to front and radiator.

Cloakroom

Fitted with low level WC, wash hand basin and double glazed window.

Lounge

12' x 11' (3.66m x 3.35m)

Double glazed window, radiator, TV point, log burner.



Landing

Stairs from entrance hall, airing cupboard and access to loft.

Bedroom 1

15' x 9' (4.57m x 2.74m)

Double glazed window and radiator.

Bedroom 2

12' 1" x 11' (3.68m x 3.35m)

Double glazed window, fitted wardrobes and radiator.

Bedroom 3

12' x 7' (3.66m x 2.13m)

Double glazed window and radiator.

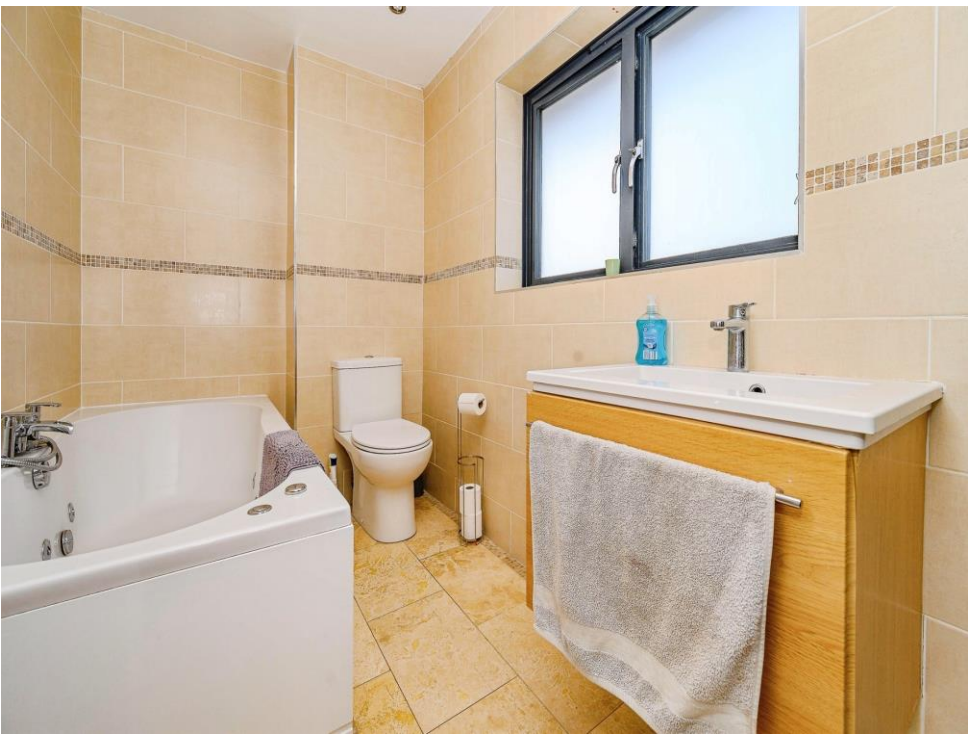
Bathroom

Fitted with jacuzzi bath, shower cubicle, wash hand basin, heated towel rail, low level WC and double glazed window.

Rear Garden

Patio area, astro turf area, brick built shed and storage shed.









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: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HEM312414



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: HEM312414 - 0006