



Connells

Kings Avenue
Hemel Hempstead

Kings Avenue Hemel Hempstead HP3 9TN

for sale offers in excess of
£625,000



Property Description

Four bedroom extended semi-detached family home in the sought-after Kings Avenue, Nash Mills. Benefits include DRIVEWAY PARKING and GARAGE, modern kitchen and utility, downstairs cloakroom, family bathroom, EN-SUITE to the master bedroom and a stunning rear gardens with seating areas, lawn, ornamental pond, potting sheds and a workshop. Easy access to the Station with services to London Euston, the sought-after Longdean, Abbots Hill and Nash Mills Schools, local shops and bus routes. The ideal family home, call now to arrange a viewing!

Entrance Porch

Double glazed door to front and three double glazed windows.

Entrance Hall

Double glazed door, understairs cupboard, radiator and wood flooring.

Lounge

15' 2" x 11' 5" (4.62m x 3.48m)

Double glazed window, feature gas fireplace, radiator and wood flooring.

Dining Room

16' 8" x 14' 2" (5.08m x 4.32m)

Double glazed patio doors, feature gas fireplace and radiator.

Kitchen

12' x 9' 10" (3.66m x 3.00m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric cooker point, plumbing for dishwasher and double glazed window.

Utility Room

8' 8" x 5' 9" (2.64m x 1.75m)

Double glazed door to side, fitted with sink/drainer, cupboard, plumbing for washing machine, radiator and door to WC.

W/ C

Fitted with low level WC and wash hand basin.

Landing

Stairs from entrance hall, large cupboard, airing cupboard and radiator.

Bedroom 1

12' max x 11' 3" max (3.66m max x 3.43m max)

Double glazed window, built in wardrobes and radiator.

En-Suite

Fitted with shower cubicle, low level WC, double glazed window, wash hand basin with vanity unit.

Bedroom 2

12' 2" x 11' (3.71m x 3.35m)

Double glazed window, three built in wardrobes, cupboard and radiator.

Bedroom 3

12' x 8' 9" (3.66m x 2.67m)

Double glazed window, radiator and large storage cupboards with access to loft.

Bedroom 4

11' 2" x 6' 7" (3.40m x 2.01m)

Double glazed window and radiator.

Bathroom

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

Front Garden

Paved area and driveway.

Rear Garden

Pathway leading to patio seating area, path to lawn, steps leading down to workshop, ornamental pond, summerhouse, greenhouse, path to vegetable patch and potting shed.

Garage

16' 8" x 13' (5.08m x 3.96m)

Up & Over door, storage area with power and light, central heating boiler.

Work Shop

18' 7" x 8' 2" (5.66m x 2.49m)

Power and lighting.









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: C Council Tax
 Band: D

Tenure: Freehold

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