



**Connells**

Willow Way  
HEMEL HEMPSTEAD



# Willow Way HEMEL HEMPSTEAD HP1 3EZ

for sale offers in excess of  
**£500,000**



## Property Description

Presented to a high standard throughout, stunning FOUR BEDROOM terraced family home in the highly sought-after Willow Way, Gadebridge. Many benefits include DRIVEWAY PARKING, modern fitted kitchen/diner, spacious lounge with views of the delightful rear garden, DOWNSTAIRS SHOWER-ROOM, luxury family bathroom and spacious bedrooms. Close to local shops, popular schools and with easy access to the Town Centre, the Old Town and Gadebridge Park. The ideal family home! Call now to arrange a viewing!

### Entrance Hall

Double glazed door to front, double glazed window and steps down to kitchen.

### Shower Room

Fitted with shower cubicle, low level WC, wash hand basin, extractor fan and full tiling.

### Reception/ Bedroom 5

13' 6" x 8' 6" ( 4.11m x 2.59m )

Double glazed bay window, TV point, radiator and fitted cupboards with meters.

## Steps Leading Down To:

### Kitchen/ Diner

16' 2" x 9' 8" ( 4.93m x 2.95m )

Fitted with wall and base units with work surfaces to compliment, sink/drainage with splashbacks, gas oven and hob with cookerhood, storage cupboard, plumbing for washing machine.

### Lounge

15' 9" extending to 15' 9" x 13' 2" ( 4.80m extending to 4.80m x 4.01m )

Double glazed patio doors, TV point, radiator and wood flooring.

## First Floor

Stairs from ground floor.

## Bedroom 1

16' 3" x 13' 1" ( 4.95m x 3.99m )

Double glazed window, TV point and radiator.

## Second Floor Landing

Stairs from first floor, two cupboard and loft storage.

## Bedroom 2

13' 4" max x 9' 8" ( 4.06m max x 2.95m )

Double glazed window and radiator.

## Bathroom

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

## Third Floor

Stairs from second floor landing.

## Bedroom 3

13' 1" x 7' 8" ( 3.99m x 2.34m )

Double glazed window and radiator.

## Bedroom 4

8' x 6' 9" ( 2.44m x 2.06m )

Double glazed window and radiator.

## Front Garden

Driveway parking for two vehicles.

## Rear Garden

Patio area with steps leading down to astro turf seating area, further steps leading down to shed and rear gated access.















**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**

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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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45 Marlowes  
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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Property Ref: HEM312458 - 0003