



Connells

St. Agnells Lane
Hemel Hempstead

St. Agnells Lane Hemel Hempstead HP2 6EG

for sale offers in excess of
£410,000



Property Description

Four bedroom end of terrace family home, WELL-PRESENTED THROUGHOUT. Benefits include DRIVEWAY PARKING, potential for loft conversion (STPP), an en-suite shower-room, spacious lounge/diner, modern kitchen, family bathroom and a delightful rear garden ideal for entertaining with rear gated access onto a green Self-contained ground floor accommodation with plumbing and electrics in situ for kitchenette installation. Close to shops, transport links, schools, local parkland and open countryside. The ideal family home, call now to arrange a viewing!

Entrance Hall

Double glazed door, storage cupboard and radiator.

Reception Room

14' 3" x 8' 8" (4.34m x 2.64m)

Double glazed window, cupboard housing boiler and radiator.

Bedroom 4

11' 8" x 8' 8" (3.56m x 2.64m)

Double glazed patio doors to rear garden and radiator.

Shower Room

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

Landing

Lounge/ Diner

19' 5" x 15' 2" (5.92m x 4.62m)

Double glazed window, TV point, radiator and stairs to second floor.

Kitchen

15' 3" x 7' 6" (4.65m x 2.29m)

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, gas cooker point, plumbing for washing machine and double glazed window.

Second Floor Landing

Stairs from lounge/diner, airing cupboard and access to loft with potential for conversion (STPP).

Bedroom 1

12' 4" x 8' 6" (3.76m x 2.59m)

Double glazed window and radiator.

Bedroom 2

11' x 8' 6" (3.35m x 2.59m)

Window, wardrobe area and radiator.

Bedroom 3

8' 8" x 6' 3" (2.64m x 1.91m)

Double glazed window.

Bathroom

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

Front Garden

Driveway parking.

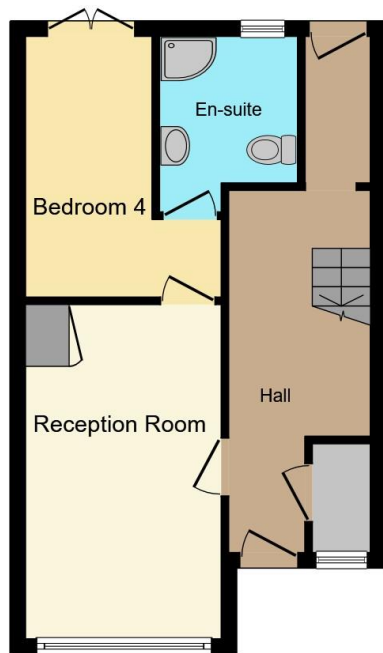
Rear Garden

Patio area, decking area and gated rear access onto a green area.

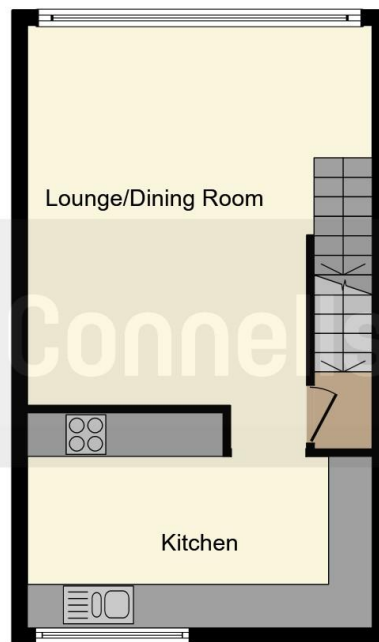




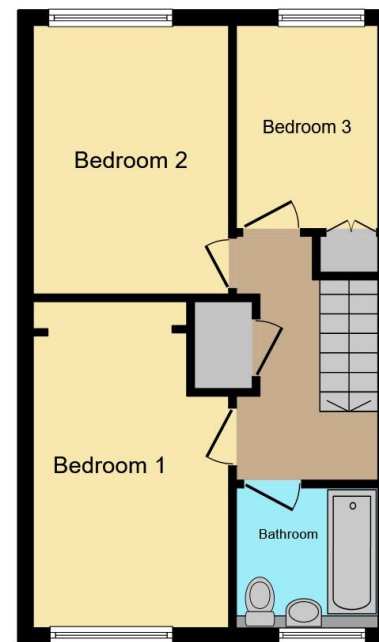




Ground Floor



First Floor



Second Floor

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: C

Tenure: Freehold

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