



Connells

Belswains Lane  
HEMEL HEMPSTEAD



### Property Description

A three bedroom end of terrace family home (71 square meters internal) with potential to extend (STPP) located in the sought after area of Nash Mills. Benefits include driveway parking, spacious rear garden with a summer house, kitchen/dining area, separate lounge, 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, radiator and downstairs storage.

### Lounge

11' 5" x 10' 8" ( 3.48m x 3.25m )

Double glazed window, TV point and radiator.

### Kitchen/ Diner

17' 4" x 11' 4" ( 5.28m x 3.45m )

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob with cookerhood, plumbing for dishwasher and washing machine and double glazed patio doors to rear.

## Landing

Stairs from entrance hall and access to loft.

## Bedroom 1

11' x 11' ( 3.35m x 3.35m )

Double glazed window and radiator.

## Bedroom 2

11' including recess x 10' ( 3.35m including recess x 3.05m )

Double glazed window and radiator.

## Bedroom 3

7' x 6' ( 2.13m x 1.83m )

Double glazed window and radiator.

## Bathroom

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

## Front Garden

Paved to front for parking.

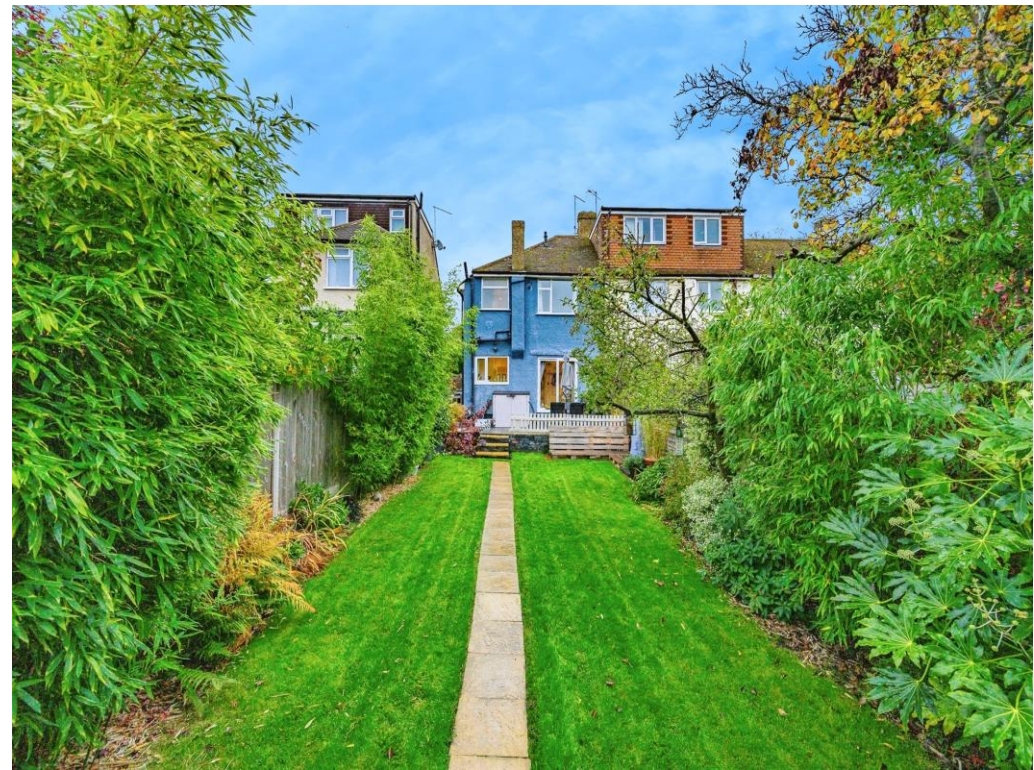
## Rear Garden

Patio area with steps leading to lawned area with pathway to rear with summer house and side access.

## Outbuilding/ Summer House

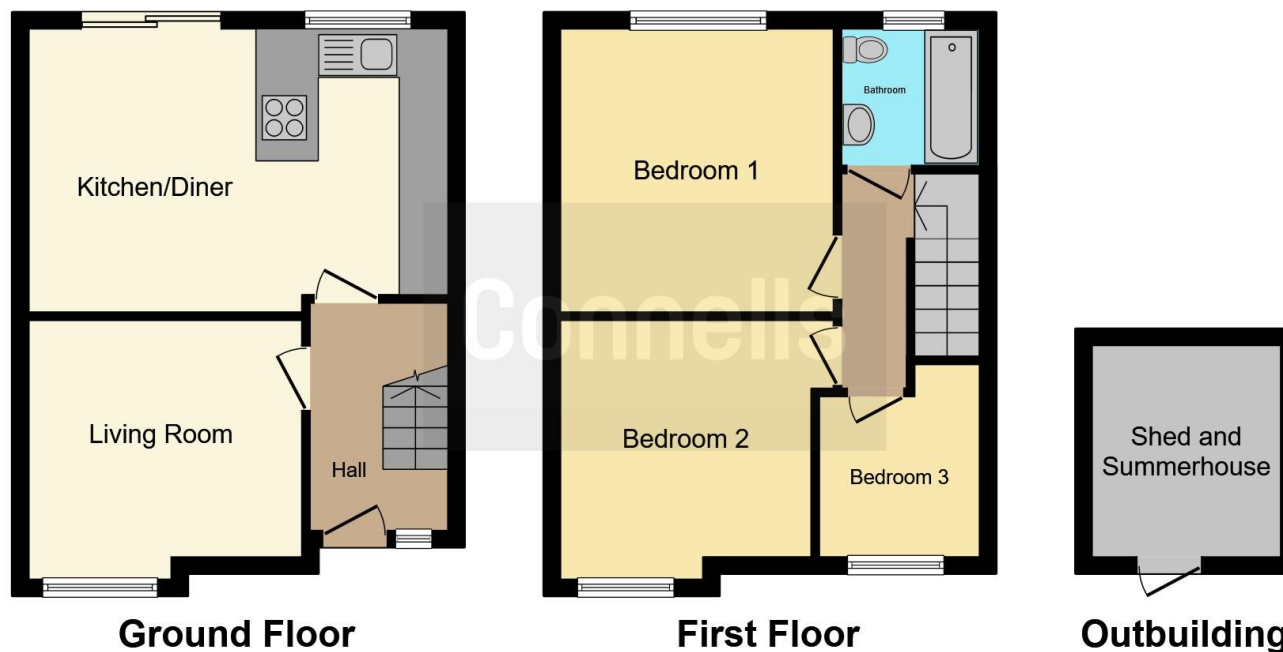
12' x 9' ( 3.66m x 2.74m )

Double glazed french doors, double glazed window and power and light.









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)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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