



Connells

Oliver Road
HEMEL HEMPSTEAD

Oliver Road HEMEL HEMPSTEAD HP3 9PY

for sale offers in excess of
£525,000



Property Description

PRESENTED TO A HIGH STANDARD THROUGHOUT, refurbished FOUR BEDROOM family home in the sought-after Oliver Road, HP3. Many benefits include DRIVEWAY PARKING, open-plan lounge/diner, modern fitted kitchen, utility area, downstairs cloakroom, family bathroom and a generous rear garden with a delightful patio seating area, ideal for entertaining. Close to local shops, Longdean and Abbots Hill Schools and with easy access to the station with services to London Euston. The ideal family home, call now to arrange a viewing!

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Front Garden

Driveway for two cars.

Entrance Hall

The property features a double-glazed door, a radiator, and attractive wooden flooring, along with useful understairs storage.

Cloakroom

Double glazed window, w/c, wash hand basin and boiler.

Lounge/Dining Room

The property benefits from wooden flooring throughout, a bay window allowing plenty of natural light, and a radiator, with the lounge opening through to the dining room creating a spacious, sociable layout.

Kitchen

The modern fitted kitchen features stylish countertops and a complementary backsplash, along with two double-glazed windows and a door providing access to the garden. It is equipped with an electric oven and hob, as well as a dishwasher.

Utility Room

The utility room benefits from a double-glazed window, a radiator, and space for a fridge freezer and washing machine.

Landing

Loft access.

Bedroom 1

Bay window filling the space with natural light, a TV point, and a radiator.

Bedroom 2

Double glazed window, radiator and TV point.

Bedroom 3

Two double glazed windows and radiator.

Bedroom 4 /Study

Double glazed window and radiator .

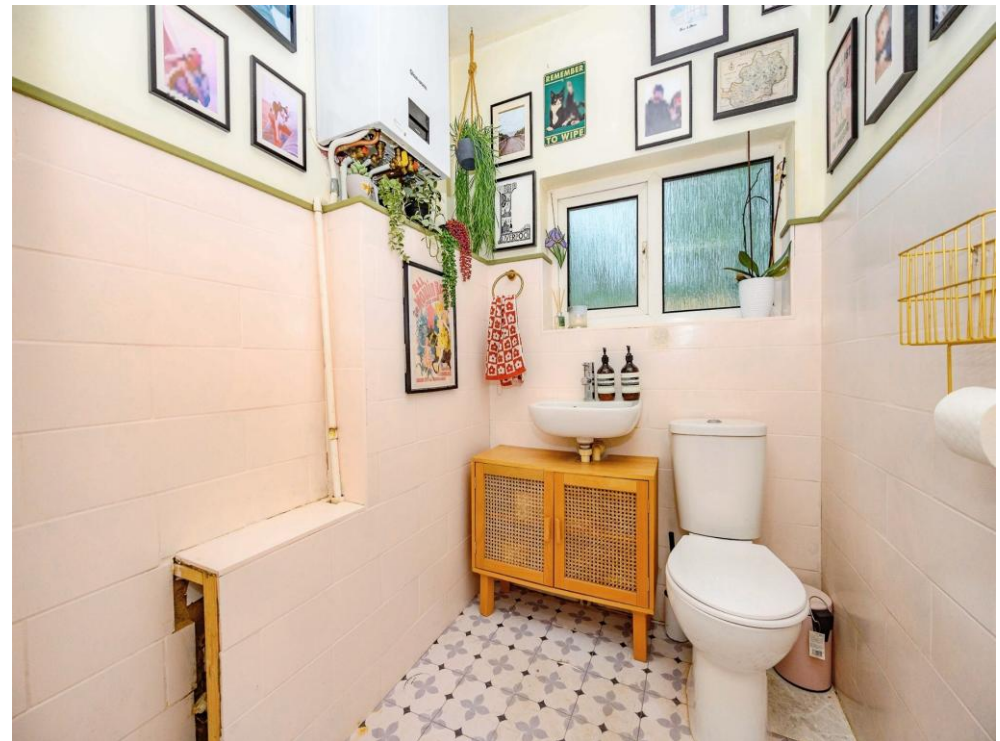
Bathroom

Double glazed window, heated towel rail, bath tub and w/c.

Rear Garden

Patio area with stairs leading up to the manicured lawn and seating area and

the rear.





Total floor area 96.0 m² (1,033 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: D

view this property online connells.co.uk/Property/HEM312804

Tenure: Freehold



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.

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