



Connells

Prince Park
Hemel Hempstead

Prince Park Hemel Hempstead HP1 2AT

for sale offers in excess of
£500,000



Property Description

A four bedroom semi detached family home located within easy reach to the Hemel Hempstead Train Station. Benefits include a generous rear garden, a 21ft lounge/diner, separate kitchen, downstairs cloak room and utility area, 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 Porch

Door to front and double glazed window.

Entrance Hall

Double glazed window, understairs storage and radiator.

Cloakroom

Fitted with low level WC and wash hand basin.

Lounge/ Diner

21' 5" x 13' (6.53m x 3.96m)
Double glazed window, TV point and radiator.

Kitchen

12' x 10' (3.66m x 3.05m)
Fitted with wall and base units with work surfaces to compliment, larder, sink/drainer with splashbacks, electric oven and hob, radiator and double glazed window.

Utility Room

7' x 5' (2.13m x 1.52m)
Double glazed door to rear.

Landing

Stairs from ground floor, access to loft, airing cupboard and double glazed window.

Bedroom 1

12' 4" x 10' 8" (3.76m x 3.25m)

Double glazed window and radiator.

Bedroom 2

14' 8" x 8' 5" (4.47m x 2.57m)

Double glazed window and radiator.

Bedroom 3

12' x 7' plus recess (3.66m x 2.13m plus recess)

Double glazed window and radiator.

Bedroom 4

9' x 7' (2.74m x 2.13m)

Double glazed window and radiator.

Bathroom

Fitted with bath with mixer taps, shower cubicle, wash hand basin with vanity unit, heated towel rail, full tiling and double glazed window.

Rear Garden

Laid to lawn with patio area and brick built shed.









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

T 01442 216 633
E hemelhempstead@connells.co.uk

45 Marlowes
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HEM312342



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HEM312342 - 0008