

Connells

Cedar Walk
HEMEL HEMPSTEAD

# Cedar Walk
# HEMEL HEMPSTEAD HP3 9EB

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







## Property Description

Three bedroom extended semi-detached family home in the sought-after Cedar Walk, Hemel Hempstead. Many benefits include DRIVEWAY PARKING, recently re-fitted family bathroom, upstairs shower-room, stunning kitchen/diner with integrated appliances and Bi-folding doors to the rear garden which includes a Garden Studio/Bar, ideal for entertaining. Town Centre location close to popular schools, shops, restaurants and within walking distance of the Station with services to London Euston. The ideal family home, call now to arrange a viewing!

Agents Note:Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

## Entrance Porch

Double glazed door to front and double glazed window.

## Entrance Hall

Two understairs cupboards with boiler and radiator.

## Lounge

13' 8" plus bay x 11' 4" ( 4.17m plus bay x 3.45m )

Opens to kitchen/diner with double glazed bay window, feature fireplace with wood burner, TV point, radiator and Amtico Flooring.

## Kitchen/ Diner

18' 5" max x 17' 3" ( 5.61m max x 5.26m )

L Shaped with wall and base units with work surfaces to compliment, sink/drainer with splashback, two integrated ovens, integrated microwave, integrated steam oven, integrated gas hob, integrated freezer, integrated fridge and integrated washing machine and dishwasher, TV point, radiator, three double glazed velux windows, Amtico flooring and Bi-Fold doors to rear garden.

## Landing

Stairs from ground floor and access to loft.

## Bedroom 1

11' 5" max x 10' 6" max ( 3.48m max x 3.20m max )

Double glazed bay window, cupboard, TV pout and radiator.

## Bedroom 2

10' 8" x 8' 6" ( 3.25m x 2.59m )

Double glazed window, TV point and radiator.

## Bedroom 3

8' 9" x 7' 5" ( 2.67m x 2.26m )

Double glazed window, radiator and double cupboard.

## Bathroom

Fitted with bath, shower, heated towel rail, low level WC, full tiling, tiled floor and double glazed window.

## Front Garden

Block paved driveway parking for two vehicles and side access.

## Rear Garden

Decking are with step leading down to astro turf lawn and patio area.

## Garden Studio

17' 6" x 11' 6" ( 5.33m x 3.51m )

Wood construction with power and light, bar and TV point.







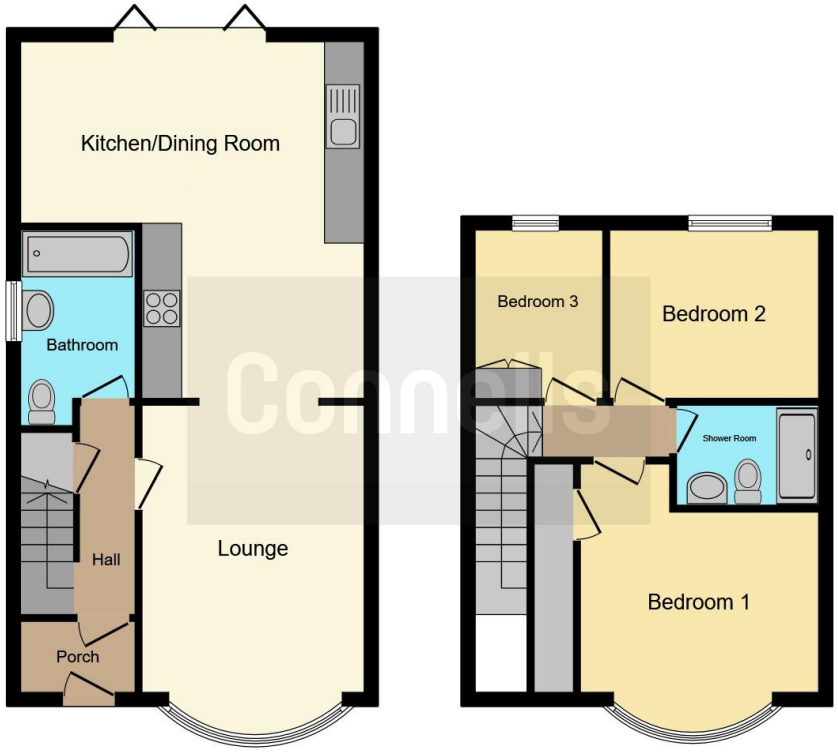













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C

Council Tax Band: C

Tenure: Freehold

**view this property online connells.co.uk/Property/HEM312058**

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.