



Connells

Malus Close  
Hemel Hempstead



### Property Description

OFFERED WITH NO UPPER CHAIN! Three bedroom semi-detached family home in the popular Cul-De-Sac, Malus Close.

Spacious bedrooms, lounge and kitchen, overlooking a green. Close to local shops, schools and transport links. Ideal first time buy! Call now!

### Entrance Porch

Door to front and cupboard housing boiler.

### Lounge

Double glazed window and fireplace.

### Dining Room

### Kitchen

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and gas hob, understairs storage, double glazed window and double glazed door to side,



## Landing

Double glazed window and access to loft.

## Bedroom 1

Double glazed window, built in wardrobes and radiator.

## Bedroom 2

Double glazed window, built in wardrobes and radiator.

## Bedroom 3

Double glazed window and radiator.

## Bathroom

Fitted with shower cubicle, wash hand basin, full tiling and double glazed window.

## Separate Wc

Fitted with low level WC and double glazed window.

## Front Garden

Lawned area with pathway to front door.

## Rear Garden

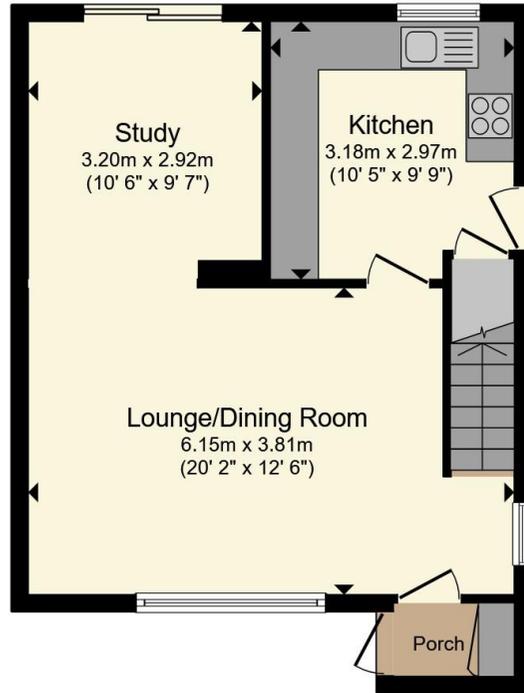
Patio area leading to lawned area with pathway to rear and mature borders.

## Garage In Block

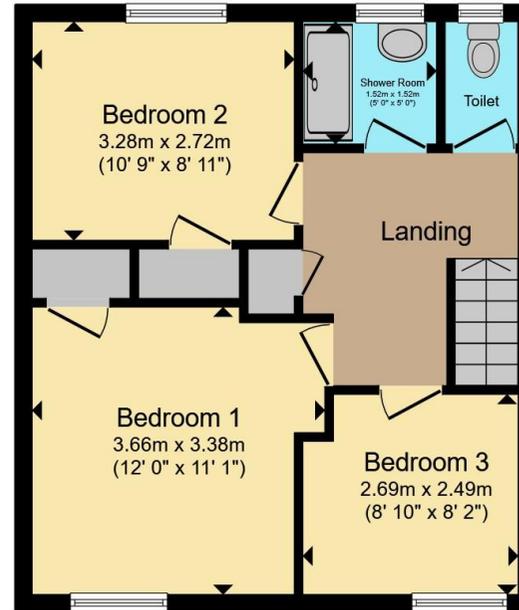








**Ground Floor**



**First Floor**

Total floor area 87.8 m<sup>2</sup> (945 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](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: D

Tenure: Freehold

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