



**Connells**

Blair Close  
Hemel Hempstead



### Property Description

Three bedroom family home in Blair Close, Hemel Hempstead. Benefits include driveway and GARAGE, front and rear gardens, spacious bedrooms, modern kitchen and family bathroom. Close to local shops, schools, the Industrial Estate and M1 Motorway.

The ideal family home! Call now to arrange a viewing!

### Entrance Hall

Door to front, double glazed window and radiator.

### Lounge

Double glazed patio doors, TV point, radiator and stairs to first floor.

### Dining Room

Open to lounge with double glazed window, radiator.

### Kitchen

Fitted with wall and base units with work surfaces to compliment, gas and electric cooker point, central heating boiler and double glazed door.

### Conservatory

UPVC construction.



## Landing

Stairs from ground floor and access to loft.

## Bedroom 1

Double glazed window, TV point and radiator.

## Bedroom 2

Double glazed window, TV point and radiator.

## Bedroom 3

Double glazed window, built in cupboard and radiator.

## Bathroom

Fitted with bath, shower, wash hand basin, heated towel rail, full tiling and double glazed window.

## Separate Wc

Fitted low level WC and double glazed window.

## Front Garden

Driveway parking with pathway to front door and lawned area.

## Rear Garden

Patio area leading to lawned area with pond, greenhouse and shed.

## Garage









Total floor area 98.6 m<sup>2</sup> (1,061 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)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

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