

Connells

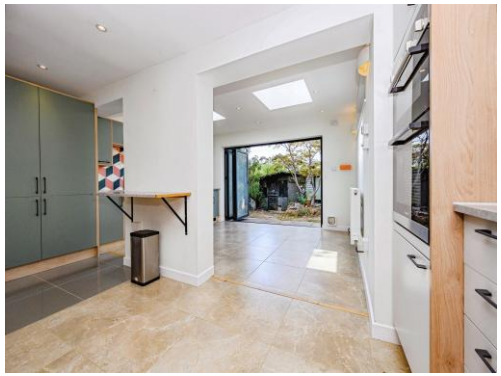
Pulleys Lane
Hemel Hempstead

Pulleys Lane
Hemel Hempstead HP1 2PL

for sale offers in excess of
£415,000







Property Description

Set within the desirable Pulleys Lane area of HP1, this spacious extended end-of-terrace home offers everything a modern family could need. At the heart of the property is an impressive kitchen/diner complete with integrated appliances and stylish bi-folding doors that seamlessly connect indoor and outdoor living.

Outside, you'll find attractive front and rear gardens along with a superb garden office/studio, perfect for remote working, a gym, or creative space. Additional accommodation includes a downstairs cloakroom and a family bathroom.

Ideally positioned within easy reach of local amenities, transport connections, and the highly regarded John F. Kennedy School, this excellent family home is available with no upper chain.

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.

Front Garden

Attractively laid to lawn with a pathway leading to the front door and gated side access to the rear garden. Providing a welcoming approach to the property and convenient access around the home.

Entrance Porch

Double glazed door and window.

Entrance Hall

Stairs to the first floor with contemporary in-wall stair illumination, creating a stylish ambient feature, and a radiator.

Lounge

A beautifully presented reception room featuring a double glazed bay window with bespoke plantation shutters, a stylish electric fireplace creating an attractive focal point, radiator, and ample space for both relaxation and entertaining.

Kitchen

A stunning contemporary kitchen fitted with an extensive range of modern wall and base units, complemented by stylish work surfaces and an elegant tiled splashback. The kitchen is equipped with integrated double ovens, a gas hob, and a bowl-and-a-half sink with drainer, while offering ample storage throughout. A centrally housed boiler is neatly concealed within a storage cupboard, creating a sleek and practical finish.

Kitchen Extension

An impressive extension, flooded with natural light from two double glazed skylights and expansive bi-folding doors opening onto the rear garden. The space is fitted with a comprehensive range of contemporary wall and base units, providing excellent storage and worktop space, complemented by a traditional Butler sink and provision for a washing machine and dishwasher. Combining modern design with practical family living, this superb room is ideal for both everyday use and entertaining guests.

W/C

Fitted with a low-level W/C, wash hand basin, radiator and extractor fan. A practical and conveniently located addition to the ground floor accommodation.

Landing

Double glazed window, radiator and loft access.

Bedroom 1

A bright and well-proportioned room featuring two double glazed windows, allowing an abundance of natural light to fill the space. Benefitting from attractive wooden flooring, a radiator, a stylish vanity table, and extensive built-in storage, this room offers both comfort and practicality.

Bedroom 2

A well-appointed room featuring a double glazed window and radiator, complemented by a fitted clothing rail offering stylish and practical wardrobe storage.

Bathroom

A beautifully presented family bathroom featuring two double glazed windows, allowing for an abundance of natural light. The suite comprises a panel-enclosed bath with rainfall shower and additional handheld attachment over, a low-level W/C, and a contemporary double wash hand basin with vanity storage beneath. Finished with part-tiled walls, a contemporary heated towel rail, and energy-saving motion-activated night lighting, creating a stylish and luxurious space designed for both comfort and convenience.

Rear Garden

A well-maintained rear garden featuring a patio seating area, ideal for outdoor dining and entertaining, along with a useful storage shed. The garden is further enhanced by a versatile garden studio complete with power and lighting, providing an excellent space for home working, a gym, hobby room, or additional entertaining space.



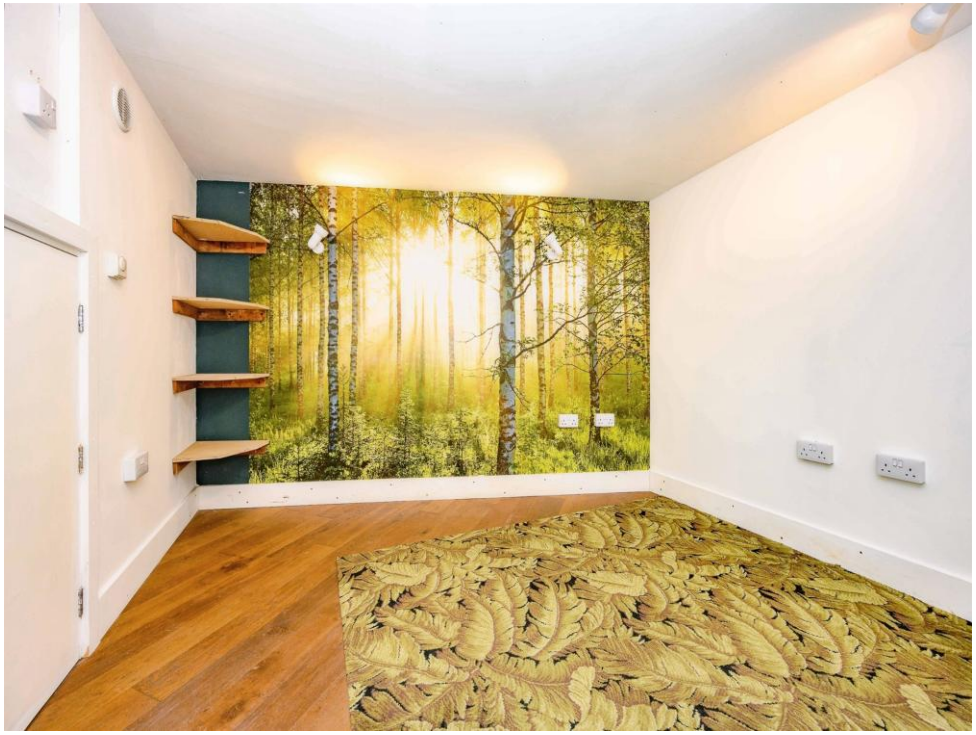
















Total floor area 96.6 m² (1,040 sq.ft.) approx

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

Connells

To view this property please contact Connells on

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45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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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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