



Cotterells Hemel Hempstead HP1 1JW

for sale offers in excess of
£340,000



Property Description

Nestled in the highly desirable Cotterells area of HP1, this attractive two double bedroom detached bungalow offers beautifully presented accommodation and a superb blend of comfort and contemporary living. Ideally positioned within walking distance of Hemel Hempstead Town Centre, residents can enjoy easy access to a wide range of shops, restaurants, and local amenities, while the nearby mainline station provides convenient links into London Euston.

The heart of the home is the stylish open-plan kitchen, dining and living area, thoughtfully designed to create a bright and sociable space perfect for both everyday living and entertaining. The modern fitted kitchen is complemented by generous living and dining areas, while two well-proportioned double bedrooms and a luxuriously appointed bathroom provide comfort and practicality throughout.

Externally, the property benefits from a delightful private garden, offering an ideal setting for outdoor dining, relaxation and entertaining guests. Combining a sought-after location with well-balanced accommodation and excellent transport connections, this charming bungalow presents an exceptional opportunity for a wide range of purchasers.

Agents Note: Please note that the AML fee covers 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.

Living Area/Kitchen

Double glazed door to front, TV point and radiator.

Kitchen Diner/Living Room

Fitted with integrated oven and electric hob, integrated fridge/freezer and washing machine, cupboard housing boiler, TV point, double glazed skylight and double glazed Bi-Fold doors.

Bedroom 1

Double glazed window and radiator.

Bedroom 2

Double glazed window and radiator.

Bathroom

Fitted with bath with shower fitting, wash hand basin, low level WC, heated towel rail and part tiling.

Front Garden

Shared access pathway to communal patio area, gate to front garden with patio area leading to lawned area with beds, borders and shed.

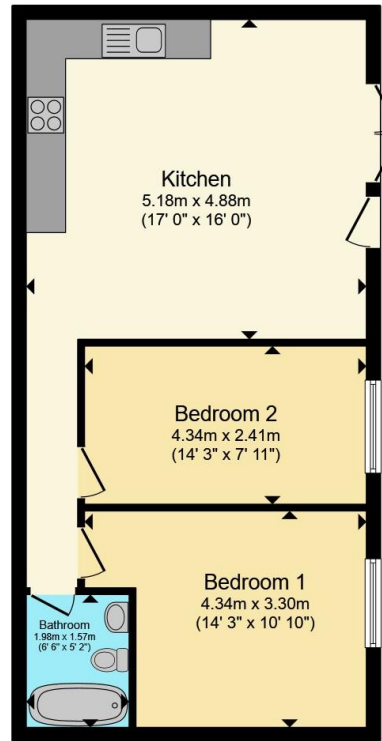
Parking

On street parking with permit.









Total floor area 55.9 m² (602 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



To view this property please contact Connells on

T 01442 216 633
E hemel Hempstead@connells.co.uk

45 Marlowes
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

check out more properties at connells.co.uk



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: HEM312735 - 0008