



Connells

Kiln Ground
HEMEL HEMPSTEAD

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for sale offers in excess of
£650,000



Property Description

EXTENDED five/six bedroom family home in HP3, Hemel Hempstead. Many benefits include DRIVEWAY, downstairs shower-room, modern fitted kitchen/diner with integrated appliances, utility, study/bedroom 6, comfortable lounge, bathroom, first-floor shower-room and a delightful rear garden. Walking distance to local shops, transport links and the highly sought-after Longdean School. Presented to a high standard throughout, the ideal family home! Call now to arrange a viewing!

Entrance Porch

Double glazed door to front and four double glazed windows.

Entrance Hall

Double glazed door, understairs cupboard and radiator.

Lounge

16' 4" ino bay window x 12' 6" (4.98m ino bay window x 3.81m)

Double glazed window, feature electric fireplace, TV point and radiator.

Kitchen/ Diner

21' 4" max x 18' 2" max (6.50m max x 5.54m max)

L shaped with wall and base units with work surfaces to compliment, sink/drain, Island, integrated oven and gas hob with cookerhood, integrated dishwasher, TV point, cupboard housing boiler, tiled flooring, underfloor heating (kitchen), double glazed window and double glazed doors to garden.

Utility Room

9' 1" x 4' 8" (2.77m x 1.42m)

Fitted with base units, plumbing for washing machine, space for dryer, tiled flooring, double glazed window, underfloor heating and door to garage.

Office/ Bedroom 6

10' x 9' (3.05m x 2.74m)

Door to kitchen, door to lounge and radiator.

Shower Room

Fitted with shower cubicle, wash hand basin, heated towel rail, low level WC, full tiling, underfloor heating and double glazed window.

Integral Garage

18' 6" x 8' 6" (5.64m x 2.59m)

UP & Over door with power and light.

Landing

Stairs from ground floor, access to loft and airing cupboard.

Bedroom 1

12' 2" x 10' 9" (3.71m x 3.28m)

Double glazed window, fitted wardrobes, TV point and radiator.

Bedroom 2

12' 8" x 8' 4" (3.86m x 2.54m)

Double glazed window, TV point and radiator,

Bedroom 3

11' 3" x 8' 4" (3.43m x 2.54m)

Double glazed window, TV point and radiator.

Bedroom 4

11' x 7' 7" (3.35m x 2.31m)

Double glazed window, TV point and radiator.

Bedroom 5

9' 2" x 8' 2" (2.79m x 2.49m)

Double glazed window, TV point and radiator.

Shower Room

Fitted with shower cubicle, wash hand basin, low level WC, heated towel rail and full tiling.

Bathroom

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

Separate Wc

Fitted with low level WC, full tiling and double glazed window.

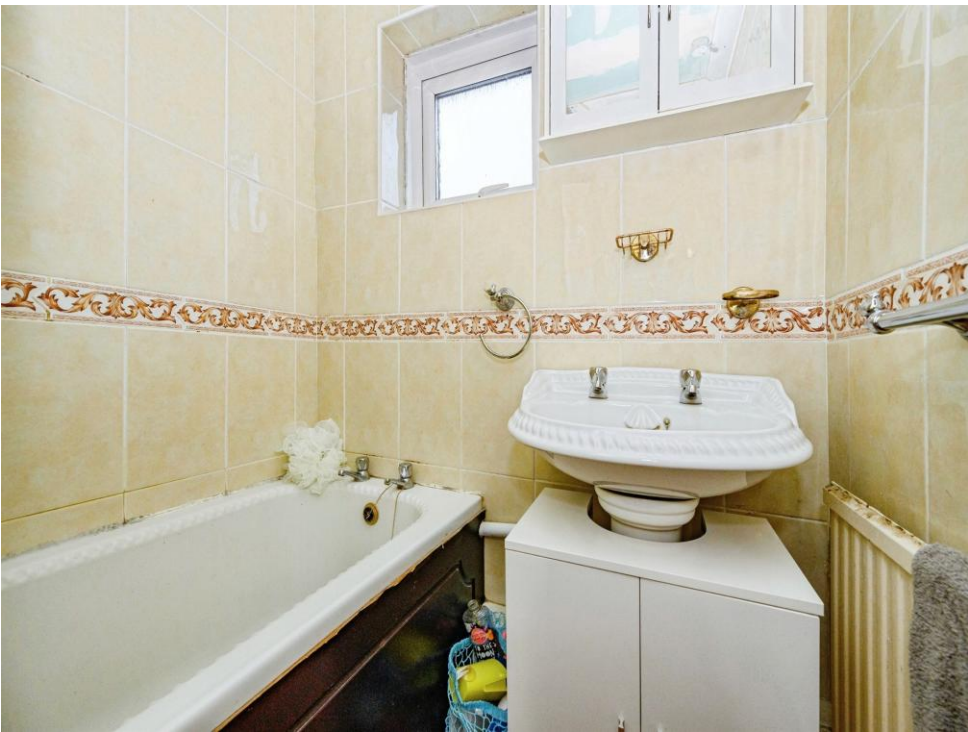
Front Garden

Driveway parking for three vehicles and side access gate.

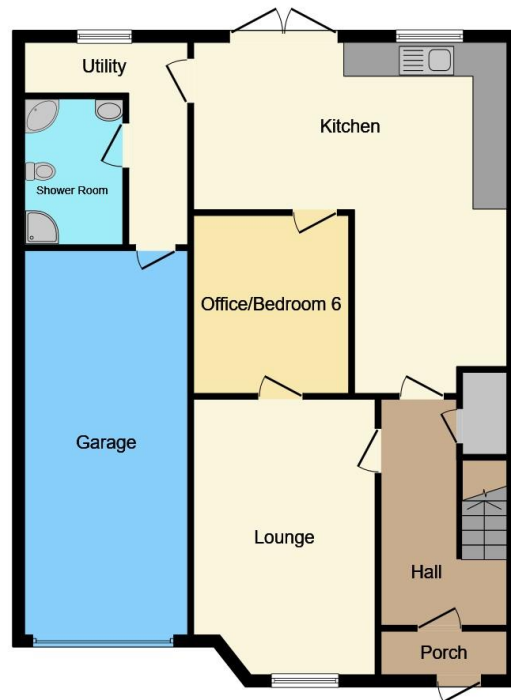
Rear Garden

Decking area, lawned area with pond, brick built shed, shed and a brick built shed/studio and side access gate.









Ground Floor



First Floor

Total floor area 159.8 m² (1,720 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

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HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HEM311145



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