



**Connells**

Bencroft Road  
Hemel Hempstead



### Property Description

Presented to a high standard throughout in the highly sought-after Bencroft Road, a three bedroom end of terrace family home. Hemel Hempstead. Benefits include TWO ALLOCATED PARKING SPACES plus visitors parking bays, comfortable lounge, separate dining room with garden views, modern fitted kitchen with integrated appliances, good sized bedrooms, modern family bathroom, CONSERVATORY and a delightful rear garden. Easy access to the Town Centre, the Old Town, local shops, transport links and sought-after schools. The ideal family home, call now to arrange a viewing!

### Conservatory

UPVC and brick construction with double glazed windows and double glazed door to rear garden.

### Entrance Hall

Double glazed door to front and wall mounted storage heater Economy 7.

### Lounge

Double glazed window, TV point, wall mounted electric heater and double doors to dining room.

### Dining Room

Cupboard storage, wall mounted storage heater, solid wood flooring and double glazed patio doors to conservatory.

### Kitchen

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob with cooker hood, integrated fridge/freezer, plumbing for washing machine, tiled flooring and double glazed window.



## Landing

Stairs from ground floor, airing cupboard and ladder access to part boarded and insulated loft with tank.

## Bedroom 1

Double glazed window, built in cupboard and wall mounted electric heater.

## Bedroom 2

Double glazed window and wall mounted electric heater.

## Bedroom 3

Double glazed window and wall mounted electric heater

## Bathroom

Fitted with bath, power shower, wash hand basin, low level WC, part tiling and double glazed window.

## Front Garden

Pathway to front door.

## Rear Garden

Decking area leading to Astro turf lawn, shed.

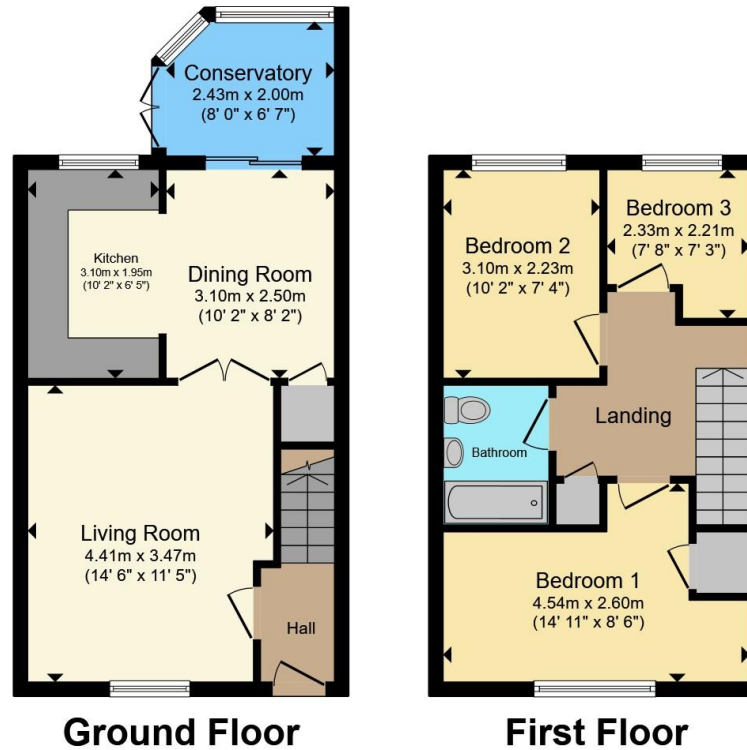
## Parking

Two parking spaces one to the front and one to the rear.









Total floor area 74.5 m<sup>2</sup> (802 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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