



**Connells**

Kings Avenue  
Hemel Hempstead



### Property Description

Four bedroom extended semi-detached family home in the sought-after Kings Avenue, Nash Mills. Benefits include DRIVEWAY PARKING and GARAGE, modern kitchen and utility, downstairs cloakroom, family bathroom, EN-SUITE to the master bedroom and a stunning rear gardens with seating areas, lawn, ornamental pond, potting sheds and a workshop. Easy access to the Station with services to London Euston, the sought-after Longdean, Abbots Hill and Nash Mills Schools, local shops and bus routes. The ideal family home,

### Entrance Porch

Double glazed door to front and three double glazed windows.

### Entrance Hall

Double glazed door, understairs cupboard, radiator and wood flooring.

### Lounge

15' 2" x 11' 5" ( 4.62m x 3.48m )

Double glazed window, feature gas fireplace, radiator and wood flooring.

### Dining Room

16' 8" x 14' 2" ( 5.08m x 4.32m )

Double glazed patio doors, feature gas fireplace and radiator.

### Kitchen

12' x 9' 10" ( 3.66m x 3.00m )

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric cooker point, plumbing for dishwasher and double glazed window.

### Utility Room

8' 8" x 5' 9" ( 2.64m x 1.75m )

Double glazed door to side, fitted with sink/drainer, cupboard, plumbing for washing machine, radiator and door to WC.

### W/ C

Fitted with low level WC and wash hand basin.

## Landing

Stairs from entrance hall, large cupboard, airing cupboard and radiator.

## Bedroom 1

12' max x 11' 3" max ( 3.66m max x 3.43m max )

Double glazed window, built in wardrobes and radiator.

## En-Suite

Fitted with shower cubicle, low level WC, double glazed window, wash hand basin with vanity unit.

## Bedroom 2

12' 2" x 11' ( 3.71m x 3.35m )

Double glazed window, three built in wardrobes, cupboard and radiator.

## Bedroom 3

12' x 8' 9" ( 3.66m x 2.67m )

Double glazed window, radiator and large storage cupboards with access to loft.

## Bedroom 4

11' 2" x 6' 7" ( 3.40m x 2.01m )

Double glazed window and radiator.

## Bathroom

Fitted with bath with mixer taps, wash hand basin, low level WC, heated towel rail, part tiling and double glazed window.

## Front Garden

Paved area and driveway.

## Rear Garden

Pathway leading to patio seating area, path to lawn, steps leading down to workshop, ornamental pond, summerhouse, greenhouse, path to vegetable patch and potting shed.

## Garage

16' 8" x 13' ( 5.08m x 3.96m )

Up & Over door, storage area with power and light, central heating boiler.

## Work Shop

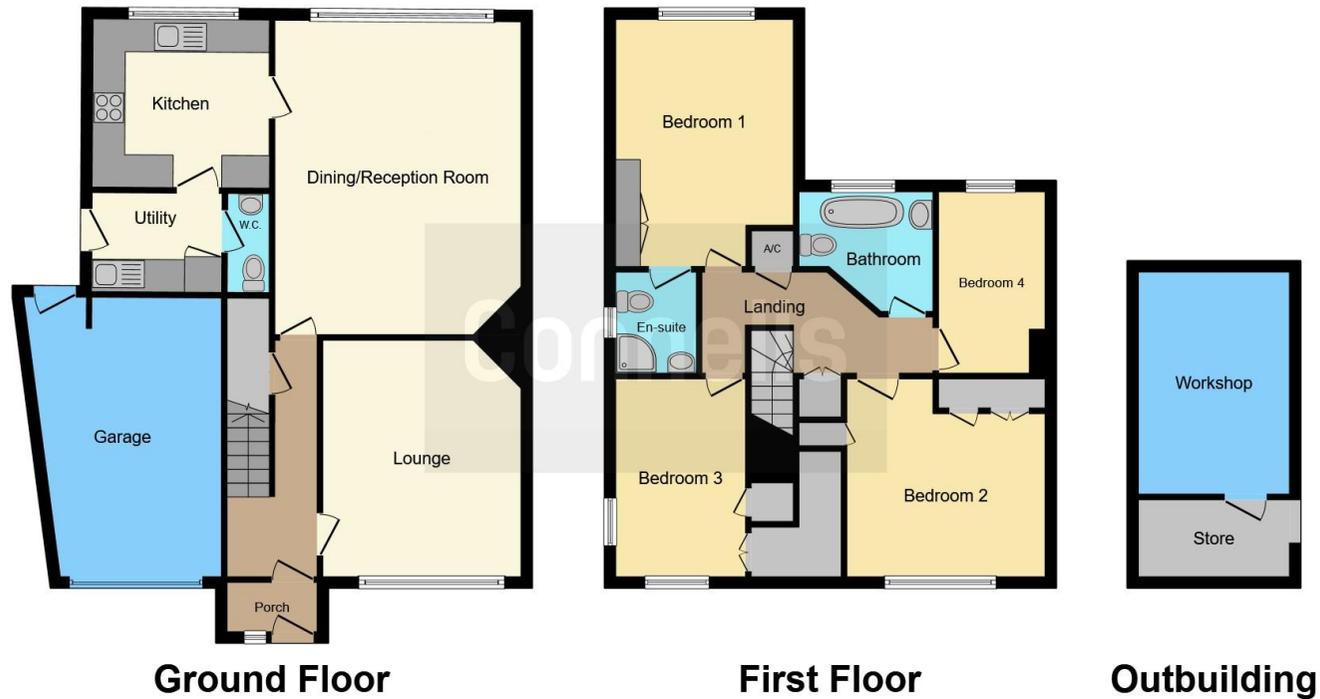
18' 7" x 8' 2" ( 5.66m x 2.49m )

Power and lighting.









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EPC Rating: C Council Tax Band: D

Tenure: Freehold

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