



**Connells**

Latimer Close  
Hemel Hempstead



## Property Description

An extended three-bedroom end-of-terrace family home, ideally situated in a quiet cul-de-sac location and offering generous living space throughout.

The property boasts a double garage and spacious driveway, providing ample off-street parking, along with a downstairs shower room for added convenience. Internally, the accommodation comprises two well-proportioned reception rooms, a conservatory overlooking the mature rear garden, and a separate fitted kitchen, making it ideal for modern family living.

Further benefits include gas central heating, double glazing, and a well-established rear garden, perfect for entertaining or relaxation. Subject to planning permission, the property also offers excellent potential for further extension.

Conveniently located within easy reach of local schools, shops, and amenities, this home is perfectly positioned for families and commuters alike.

Early viewing is highly recommended – CALL NOW to book your appointment!

## Entrance Hall

Door to front, storage cupboard and double glazed window.

## Shower Room

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

## Lounge

16' x 12' 1" ( 4.88m x 3.68m )

Double glazed window, TV point and radiator and double glazed patio doors to conservatory.

## Dining Room

17' x 10' ( 5.18m x 3.05m )

Double glazed window and radiator.

## Kitchen

22' x 10' ( 6.71m x 3.05m )

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob, radiator and double glazed window.

## Conservatory

17' x 10' max ( 5.18m x 3.05m max )

UPVC construction fitted with double glazed windows and double glazed french doors to rear.

## Landing

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

## Bedroom 1

12' 1" x 10' ( 3.68m x 3.05m )

Double glazed window and radiator.

### Bedroom 2

10' x 9' 1" ( 3.05m x 2.77m )

Double glazed window, TV point and radiator.

### Bedroom 3

7' 1" x 6' ( 2.16m x 1.83m )

Double glazed window and radiator.

### Bathroom

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

### Front Garden

Block paved for parking with fence surround.

### Rear Garden

Patio area with steps leading to decking seating area leading to lawned area with borders and summer house to rear and further patio seating area.

### Garage

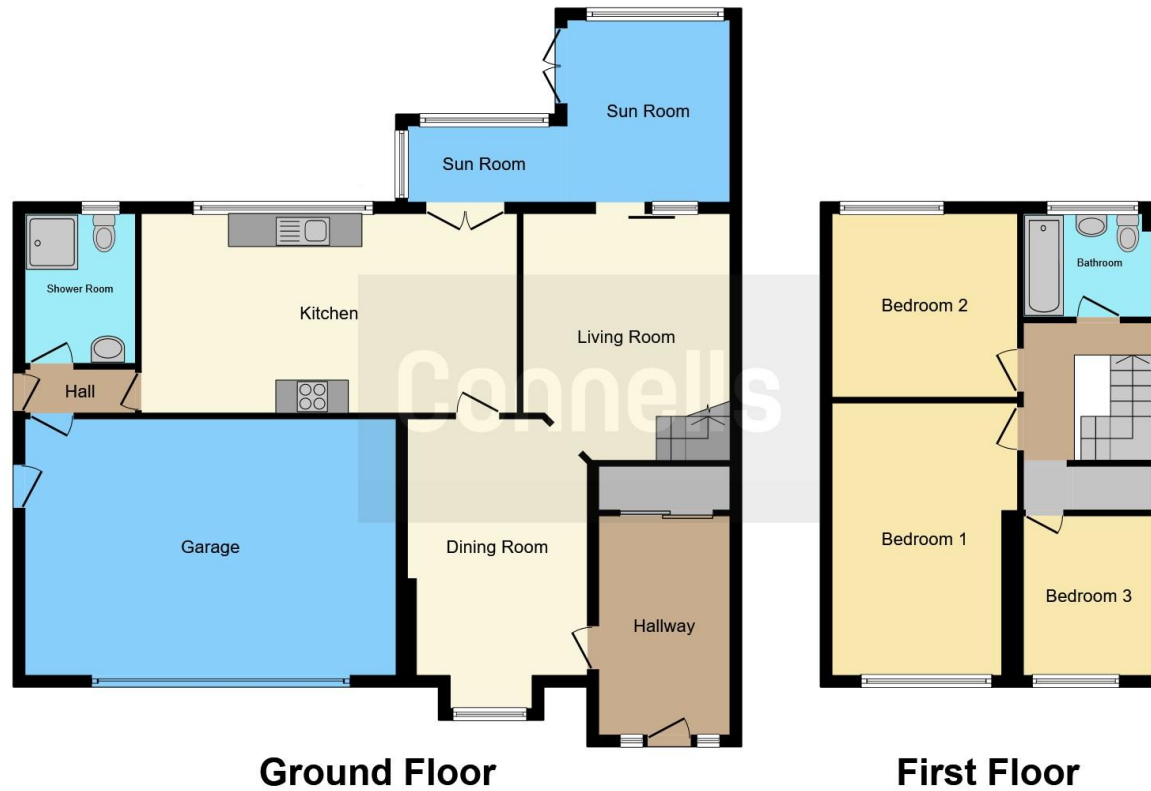
23' x 17' ( 7.01m x 5.18m )

Electric Up and Over door to side, storage, power and light.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01442 216 633**  
**E [hemel Hempstead@connells.co.uk](mailto:hemel Hempstead@connells.co.uk)**

45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/HEM312194](http://connells.co.uk/Property/HEM312194)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HEM312194 - 0018