



**Connells**

Chipperfield Road  
Hemel Hempstead

Chipperfield Road  
Hemel Hempstead HP3 0AJ

for sale offers in excess of  
**£500,000**



## Property Description

Rarely available three/four bedroom DETACHED CHALET BUNGALOW in a highly sought-after Manor Estate, HP3 location. WELL-PRESENTED THROUGHOUT with benefits to include DRIVEWAY and CAR-PORT, shower-room, lounge/diner and family room, fitted kitchen, conservatory, STUDY and beautiful front and rear gardens. Located within walking distance of Two Waters School, local shops and transport links including the Station with services to London Euston. Call now to arrange a viewing!

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.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

## Front Garden

Manicured lawn with a path, mature shrub borders and side access.

## Entrance Porch

Double glazed windows and door.

## Entrance Hall

Door to front and radiator

## Lounge/Diner

Double glazed door to the conservatory and double glazed window to front, TV point, two radiators and stairs to first floor.

## Study

7' 2" x 6' ( 2.18m x 1.83m )

Three double glazed windows and radiator

## Family Room

Double glazed bay window to front, radiator and TV point

## Kitchen

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, electric oven, dishwasher, washing machine, fridge freezer and double glazed window.

## Bedroom 3

Double glazed window, TV point and two

radiators

## Conservatory

Double glazed windows door and radiator

## Bedroom 1

Double glazed window, TV point, fitted wardrobes and storage in the eaves

## Bedroom 2

Double glazed window, radiator and storage in the eaves

## Bedroom 4

Double glazed window, radiator and storage in the eaves

## Shower Room

Double glazed window, shower cubicle, w/c, wash hand basin and heated towel rail

## Rear Garden

Patio seating area, path to workshop, manicured lawn, mature beds and borders, wooden shed and greenhouse

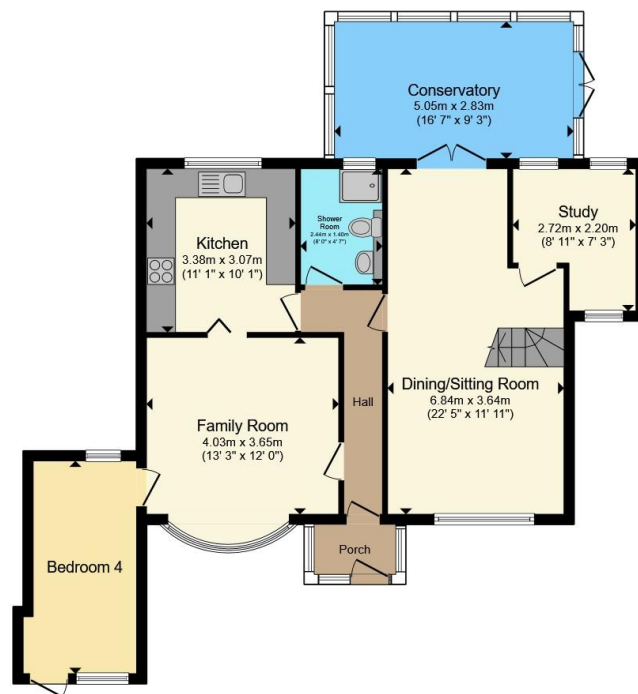
## Driveway

Driveway and car port

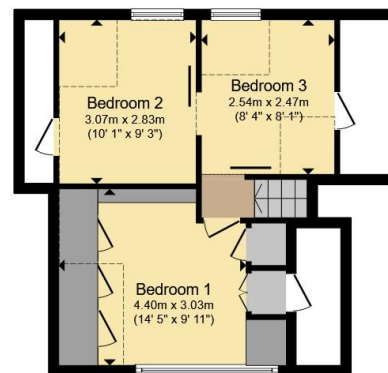








Ground Floor



First Floor



Outbuilding

Total floor area 139.3 m<sup>2</sup> (1,499 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)

Connells

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: E Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/HEM312742](http://connells.co.uk/Property/HEM312742)**



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: HEM312742 - 0006