



**Connells**

Spring Lane  
Hemel Hempstead



## Property Description

This exceptional modern home offers beautifully appointed, well-balanced accommodation arranged over two floors, perfectly tailored for contemporary living. Constructed within the last decade, the property showcases a high specification throughout, combining refined finishes with a thoughtfully designed layout, all positioned within a highly desirable HP1 setting moments from the open green expanses of Spring Fields.

At the heart of the home lies an impressive open-plan kitchen/dining space, elegantly fitted with sleek cabinetry, integrated appliances and generous work surfaces. Bathed in natural light, this sociable area flows seamlessly through French doors onto the rear garden, creating an ideal environment for both entertaining and everyday living. To the front, a spacious living room provides a more intimate retreat, enhanced by a calm, neutral palette and excellent proportions, while a guest cloakroom completes the ground floor.

Upstairs, three well-proportioned bedrooms all benefit from fitted wardrobes and are presented to a high standard, including a principal suite benefiting from a stylish ensuite shower room. A contemporary family bathroom serves the remaining accommodation. Externally, the landscaped rear garden offers a private, low-maintenance outdoor space with patio and lawn, while the rear provides off-street parking and the added benefit of a garage en bloc. Well placed for reputable schools, local amenities and

transport links.

## Front Garden

Stairs leading to front door.

## Entrance Hall

Double front glazed door.

## Cloakroom

Wash hand basin and W/C.

## Lounge

Double glazed window to the front aspect, allowing an abundance of natural light, complemented by a fully carpeted finish and useful understairs storage space.

## Kitchen/Diner

Sleek, contemporary kitchen fitted with modern cabinetry and complemented by stylish worktops, featuring a range of integrated appliances including a dishwasher, oven, microwave, gas hob and washing machine, with the boiler neatly housed within a cupboard, alongside a double glazed window and French doors leading to the garden, allowing for an abundance of natural light.

## Landing

Loft access with additional storage space, complemented by a useful storage cupboard, ideal for keeping the home neatly organised.

### Bedroom 1

Double glazed window, radiator, fully carpeted, fitted wardrobe and direct access to the en-suite.

### Ensuite

Fully tiled en-suite comprising a walk-in shower, vanity sink unit, WC and a heated towel rail, double glazed window, finished to a modern standard.

### Bedroom 2

Double glazed window, radiator, fully carpeted and fitted wardrobe, offering a practical and comfortable space.

### Bedroom 3

Radiator, double glazed window, fitted wardrobe and fully carpeted, creating a comfortable and well-appointed room.

### Bathroom

Fully tiled bathroom featuring a bath with overhead shower, vanity sink unit, WC and heated towel rail, with a double glazed window allowing for natural light.

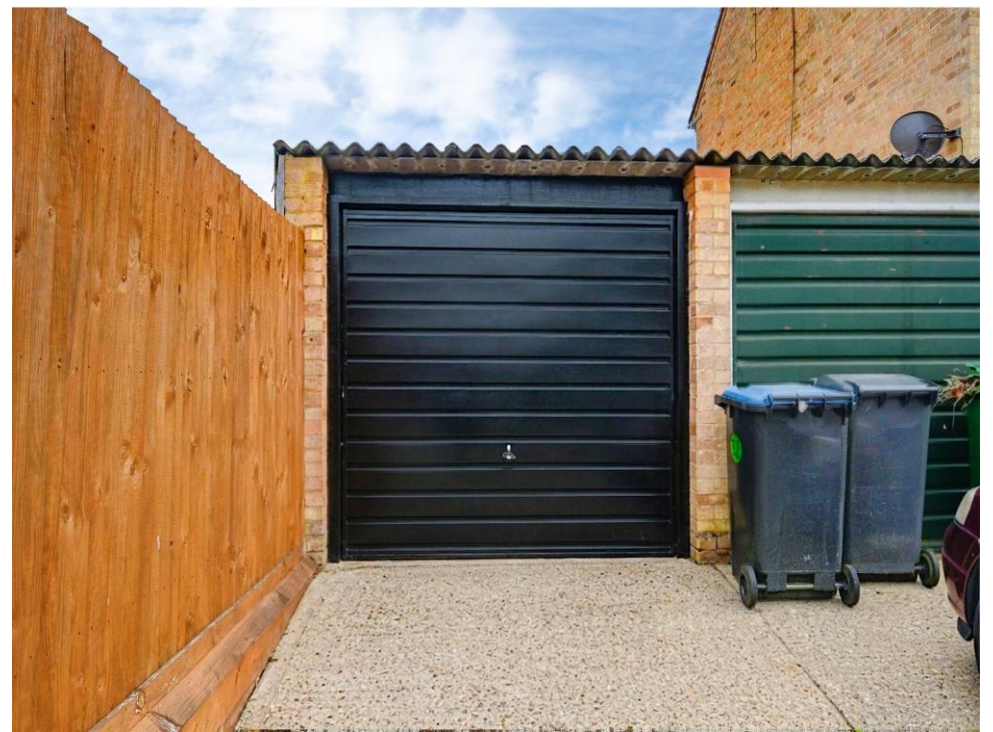
### Rear Garden

Patio area and lawn, gate providing side access.

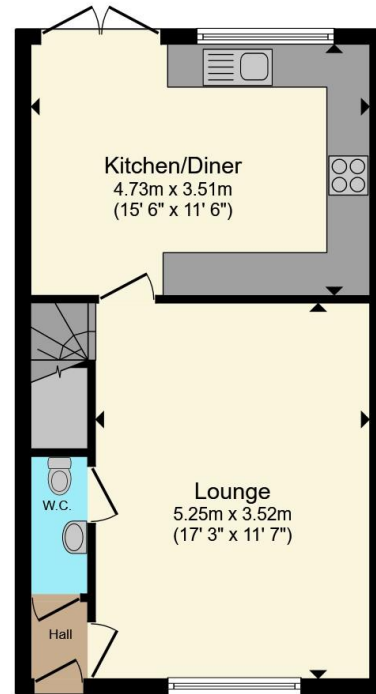
### Garge En Bloc

Garage en bloc providing storage and parking in front.

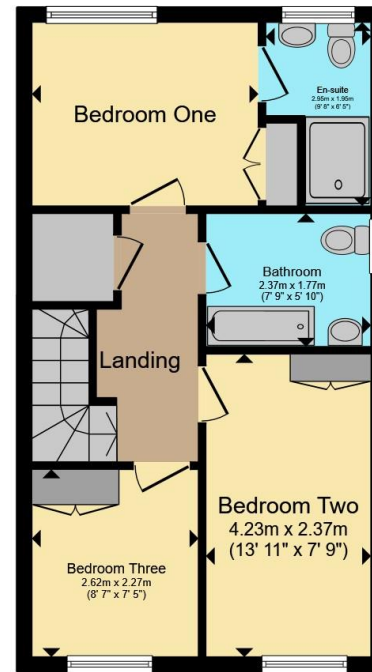








**Ground Floor**



**First Floor**

Total floor area 83.8 m<sup>2</sup> (902 sq.ft.) approx

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EPC Rating: B Council Tax Band: D

Tenure: Freehold

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