



Connells

Wood Crescent
Hemel Hempstead



Property Description

A well presented two double bedroom semi detached house located in the sought after road of Wood Crescent. Benefits include driveway parking, spacious garden, well presented lounge, separate kitchen, conservatory, gas central heating and double glazing.

The property also benefits from being within easy reach to schools, shops and local amenities including the Hemel Hempstead Town Centre. CALL NOW TO BOOK A VIEWING!!

Entrance Hall

Door to front and radiator.

Lounge

Double glazed window, TV point, understairs storage with boiler and radiator.

Kitchen

Fitted with wall and base units with work surfaces to compliment, sink/drainer with work surfaces to compliment, gas oven and hob with cookerhood, plumbing for dishwasher and washing machine, radiator and double glazed window.

Conservatory

UPVC construction, double glazed windows, radiator and double glazed french doors to rear.



Landing

Double glazed window and access to loft.

Bedroom 1

Double glazed window, built in wardrobes and drawers, over stairs cupboard and radiator.

Bedroom 2

Double glazed window, built in wardrobes and drawers and radiator.

Bathroom

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

Rear Garden

Laid to lawn with decking area and patio area.

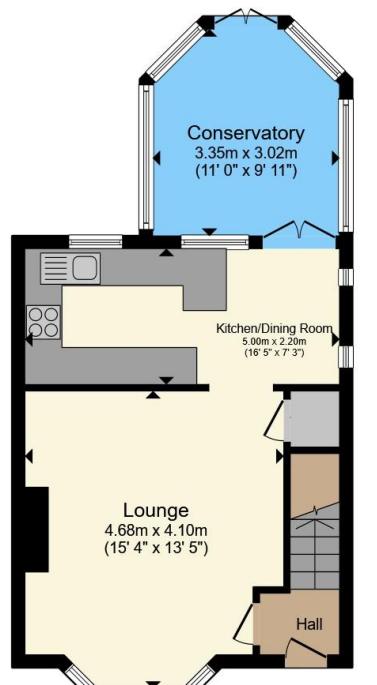
Parking

Driveway parking for two vehicles.

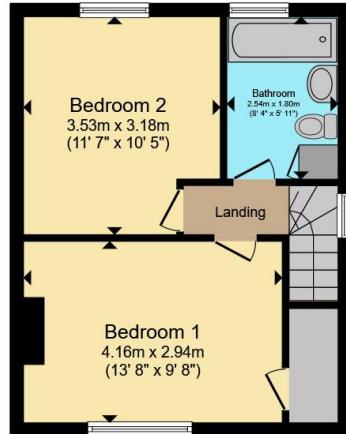




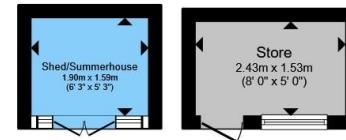




Ground Floor



First Floor



Outbuilding

Total floor area 84.5 m² (909 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

Connells

To view this property please contact Connells on

T 01442 216 633
E hemelhempstead@connells.co.uk

45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HEM312634



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HEM312634 - 0003