



**Connells**

Wood Crescent  
Hemel Hempstead



# Wood Crescent Hemel Hempstead HP3 9EY

for sale  
**£450,000**



## 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.



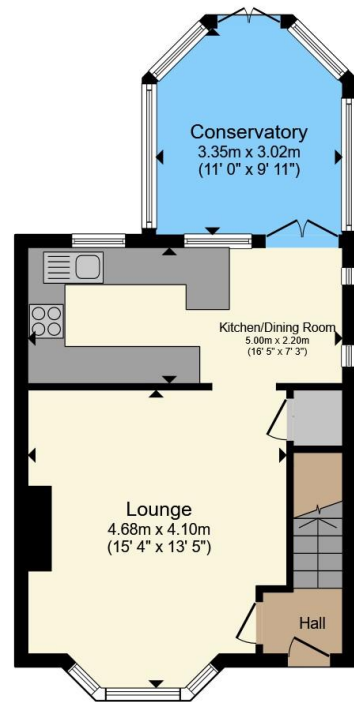




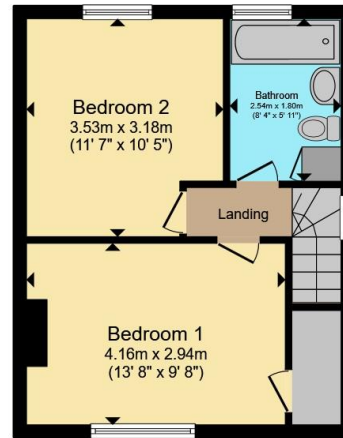




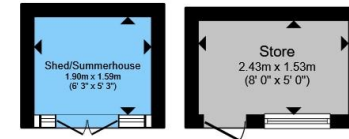




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 84.5 m<sup>2</sup> (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](http://www.propertybox.io)

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45 Marlowes  
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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