



Connells

Bencroft Road  
Hemel Hempstead

# Bencroft Road Hemel Hempstead HP2 5UX

for sale offers in excess of  
**£400,000**



## Property Description

Tucked away at the end of a quiet cul-de-sac, this three-bedroom end-of-terrace home on Bencroft Road, Hemel Hempstead HP2 offers a calm setting with everything you need close at hand.

The layout works beautifully for modern family life. A generous lounge-diner flows through to a bright conservatory, creating a flexible main living space that works just as well for relaxed evenings as it does for hosting friends and family. A separate kitchen, downstairs cloakroom and good storage complete the ground floor, while upstairs you'll find three well-proportioned bedrooms and a family bathroom. Outside, the private rear garden provides a practical outdoor space, and the property also benefits from a garage in a nearby block.

Location is where this home really earns its appeal. Local shops, schools and everyday amenities are all within easy reach, making the school run and daily errands straightforward. Hemel Hempstead town centre, with its mix of shops, cafés, restaurants and leisure facilities, is approximately 15min walk and 2 min short drive away. For commuters, access to the A414 and M1 (Junction 8) is close by, while Hemel Hempstead mainline station offers direct links into London Euston, ideal for those balancing home life with city work.

A well-positioned, well-balanced home in a peaceful setting, offering space to grow, strong transport links, and the convenience of

everything Hemel Hempstead has to offer. Early viewing is strongly advised.

## Entrance Hall

Door to front with cupboard with water tank.

## Kitchen

8' 9" x 7' 7" ( 2.67m x 2.31m )

Fitted with wall and base units with work surfaces to compliment, sink/drain with splashbacks, electric oven /hob, plumbing for washing machine and dishwasher.

## Lounge/Diner

17' 4" x 13' 9" max ( 5.28m x 4.19m max )

Double glazed window, TV point and radiator.

## Conservatory

12' 3" x 8' 8" ( 3.73m x 2.64m )

UPVC with double glazed windows and electric storage heating.

## Landing

Loft hatch and storage heating.

## Bedroom 1

12' 1" x 9' 1" ( 3.68m x 2.77m )

Double glazed windows, built in wardrobe and storage heating.

## Bedroom 2

11' 1" x 6' 2" ( 3.38m x 1.88m )

Double glazed window and electric storage heating.

## Bedroom 3

9' 9" max x 7' 9" ( 2.97m max x 2.36m )

Double glazed window.

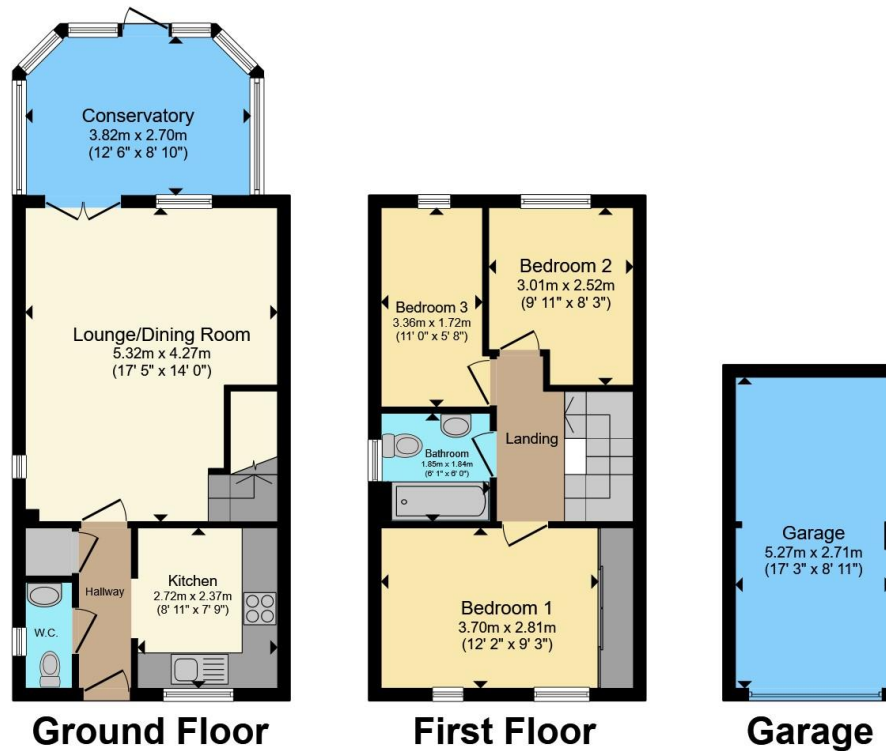
## Bathroom

Fitted with bath with mixer taps, shower, wash hand basin, low level WC and part tiling.









Total floor area 94.1 m<sup>2</sup> (1,013 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



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EPC Rating: D Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/HEM310819](https://www.connells.co.uk/Property/HEM310819)**



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