



**Connells**

Fairway Court  
Hemel Hempstead



### Property Description

\*\*\* CHAIN FREE \*\*\* A rarely available two bedroom detached bungalow located in the sought after area of Nash Mills. Benefits include off street parking, spacious living area, separate kitchen, conservatory, potential to extend STPP and a generous rear garden.

The property also benefits from being within each reach to schools, shops and local amenities. CALL NOW TO BOOK A VIEWING!!

### Entrance Porch

Single glazed door to front and radiator.

### Entrance Hall

Door to front, double glazed window and airing cupboard.

### Lounge

15' 5" x 12' 11" ( 4.70m x 3.94m )

Double glazed patio doors to conservatory, TV point and radiator.

### Kitchen

9' 4" x 8' 10" ( 2.84m x 2.69m )

Fitted with wall and base units with work surfaces to compliment, larder, sink/drainer with splashback, electric oven and hob, radiator and single glazed window.

### Conservatory

22' 9" x 8' 8" ( 6.93m x 2.64m )

Double glazed windows and double glazed door to rear.

### Bedroom 1

14' 6" x 9' 8" ( 4.42m x 2.95m )

Double glazed window, fitted wardrobes and radiator.

### Bedroom 2

11' 2" x 8' 3" ( 3.40m x 2.51m )

Double glazed window, fitted wardrobes and radiator.

### Bathroom

Fitted with bath with mixer taps, wash hand basin, low level WC, radiator, part tiling and double glazed window.

### Rear Garden

Patio area, decking area and lawned rear.









Total floor area 75.9 m<sup>2</sup> (817 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)



To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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Property Ref: HEM312569 - 0011