



Connells

Chalfont Close
Hemel Hempstead



Property Description

A well presented four bedroom detached family home located in a quiet Cul-de-sac. Benefits include driveway parking, garage, open plan living/dining area, separate kitchen, conservatory, downstairs w/c, gas central heating and double glazing.

The property also benefits from being within easy reach to schools, shops, local amenities and the M1. CALL NOW TO BOOK A VIEWING!!

Entrance Hall

Door to front.

Cloakroom

Fitted with low level WC, wash hand basin, heated towel rail and double glazed window.

Lounge/ Diner

12' 7" x 12' 4" (3.84m x 3.76m)

Double glazed window, electronically controlled gas fireplace, TV point, double glazed french doors to conservatory and double glazed patio doors to rear garden.

Kitchen

13' x 9' 11" (3.96m x 3.02m)

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

Conservatory

12' x 10' (3.66m x 3.05m)

UPVC construction with wall mounted electric radiator and double glazed french doors to rear garden.

Landing

Stairs from ground floor and access to loft.

Bedroom 1

14' x 11' (4.27m x 3.35m)

Double glazed window, fitted wardrobes, electric safe and radiator.

Bedroom 2

12' x 9' (3.66m x 2.74m)

Double glazed window and radiator.

Bedroom 3

11' x 9' (3.35m x 2.74m)

Double glazed window and radiator.

Bedroom 4

10' x 9' max (3.05m x 2.74m max)

Double glazed window, overstairs storage, radiator and airing cupboard.

Bathroom

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

Rear Garden

Patio area with an electric awning leading to lawned area with shrub borders and side gate access.

Garage

UP & Over door with power and light and central heating boiler.

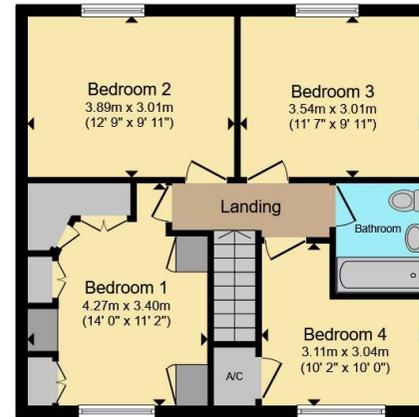








Ground Floor



First Floor

Total floor area 129.1 m² (1,389 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



To view this property please contact Connells on

T 01442 216 633

E hemel Hempstead@connells.co.uk

45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HEM312443



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: HEM312443 - 0008