

Connells

Wood Lane End
Hemel Hempstead

Wood Lane End
Hemel Hempstead HP2 4RA

for sale
£600,000







Property Description

Connells are delighted to offer this rarely available three-bedroom semi-detached family home, ideally situated on the sought-after Wood Lane End in Adeyfield. Well presented throughout, the property benefits from a substantial driveway, a double-length garage and excellent potential to extend (STPP), making it an ideal choice for growing families.

The accommodation comprises a welcoming entrance hall, a versatile bay-fronted reception room, a spacious dining room with access to the rear garden, and a fitted kitchen with a range of wall and base units. Upstairs offers three well-proportioned bedrooms and a stylish modern family bathroom.

Externally, the property boasts a generous and private rear garden with a patio area and large lawn, ideal for entertaining and family enjoyment. To the front, the extensive driveway provides off-road parking for multiple vehicles and leads to the impressive garage, offering excellent storage or workspace potential.

Conveniently located close to well-regarded schools, local shops and amenities, the property also benefits from excellent transport links, with easy access to the M1, M25 and Hemel Hempstead mainline station offering fast services into London Euston. A fantastic family home with scope to add further value, early viewing is highly recommended.

Early viewing is HIGHLY recommended.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Entrance Hall

Living Room / Bedroom Three

Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Four

Bathroom

Outside

Front Garden

Garage

Rear Garden














LOVE





Ground Floor **First Floor**

Total floor area 121.1 m² (1,303 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: C

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HEM312999

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.