

Connells

Kingcup Avenue
Hemel Hempstead

Kingcup Avenue
Hemel Hempstead HP2 4GF

for sale
£525,000







Property Description

FOUR BEDROOM SEMI DETACHED executive family home in a sought-after Leverstock Green location. Many benefits include front and rear gardens, GARAGE, modern fitted kitchen/diner, downstairs cloakroom, family bathroom and TWO ENSUITE BATHROOMS. Easy access to the Village Centre with shops, pubs, Tennis and Cricket Clubs and convenient for the M1 Motorway and sought-after schools. The ideal family home, call now to arrange a viewing!

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 Hall

Double glazed door to front, two built in cupboards and radiator.

Downstairs Cloakroom

Fitted with low level WC, wash hand basin, radiator and double glazed window.

Lounge

20' x 10' (6.10m x 3.05m)

Double glazed window, two radiators, TV and telephone point, double glazed patio doors.

Kitchen/ Diner

15' 1" x 13' 5" MAX (4.60m x 4.09m MAX)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, double oven and gas hob, integrated dishwasher, plumbing for washing machine, double glazed window and double glazed patio doors.

Landing

Stairs from ground floor, access to loft, radiator, cupboard housing boiler and double glazed window.

Bedroom One

13' 9" x 10' (4.19m x 3.05m)

Double glazed window fitted wardrobes, TV point and radiator.

En-Suite

Fitted with shower cubicle, heated towel rail, low level WC and double glazed window.

Bedroom Three

Double glazed window and radiator.

Bedroom Four

Double glazed window and radiator.

Second Landing

Stairs from first floor and stairs to second floor.

Bedroom Two

9' 3" x 12' 1" (2.82m x 3.68m)

Double glazed window, radiator and dressing area.

En-Suite

Fitted with shower cubicle, heated towel rail, low level WC, part tiling and double glazed window.

Bathroom

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

Outside

Front Garden

Pathway to front door.

Rear Garden

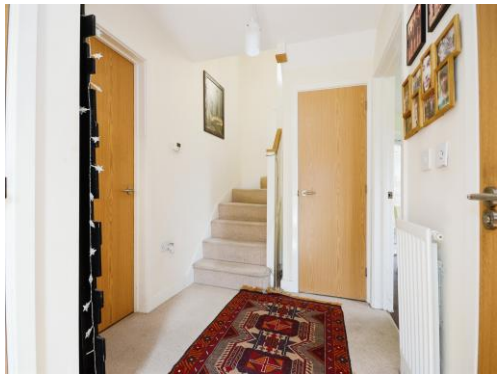
Patio area leading to lawned area and access to garage.

Garage

17' x 10' 9" (5.18m x 3.28m)

Up & Over door.



















Ground Floor **First Floor** **Second Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Council Tax Band: E

Tenure: Freehold

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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.

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