





£475,000

We are delighted to offer this extended family home in superb condition throughout having been completely updated and modernised by the current owners, benefitting from a spacious refitted kitchen dining room, a lovely lounge, three bedrooms with a further loft room and a luxury bathroom, the gardens are fully enclosed and laid with artificial grass for all year use. All located within this highly sought after Adeyfield location within easy reach of popular schools and local shops.

Property Description

ENTRANCE

Part glazed composite door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, doors to lounge and kitchen/dining room.

LOUNGE

Double glazed window to front aspect. Radiator, feature fireplace with inset shelving and television point, opening to kitchen/dining room.

KITCHEN/DINING ROOM

Double glazed windows and door to rear. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, one and a half bowl sink with drainer, space for fridge freezer and washing machine, integrated oven and gas hob with extractor fan over, tiled flooring, radiator.

LANDING

Airing cupboard housing hot water cylinder, stairs rising to second floor, doors to:

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. A range of built-in wardrobes.

BATHROOM

Two double glazed frosted windows to rear aspect. Low level WC, wash hand basin in vanity unit, panelled bath with shower over, heated towel rail, extractor fan, part tiled walls.

LOFT ROOM

Two Velux windows to rear aspect. Storage cupboard.

OUTSIDE

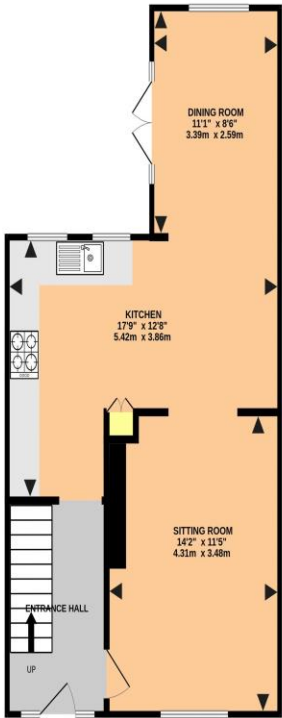
PARKING

Driveway parking, outside light, passage to rear.

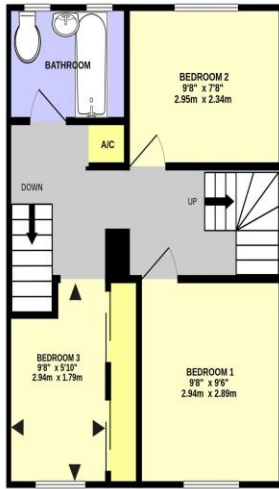
REAR GARDEN

A landscaped, low maintenance garden with patio area and artificial lawn, outside tap, gate to passageway.

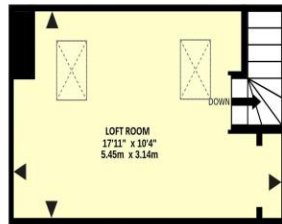
GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



HARDY ROAD, HEMEL HEMPSTEAD HP2 5EG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.
No accuracy to this image, text or measurements is guaranteed
Made with Metropix ©2024

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk