











£500,000

Set in the heart of Adeyfield within easy reach of local schools and amenities, this tastefully extended three bedroom semi detached family home is need of some modernisation, offering a fantastic opportunity to create a wonderfully family home. comprising dining/family room, kitchen, separate lounge/bedroom four and three further bedrooms and family bathroom upstairs. The property has a good sized enclosed garden, driveway parking and secure car port and is offered to the market with NO ONWARD CHAIN.

# **Property Description**

#### **ENTRANCE**

UPVC door with storm porch over to:

# **ENTRANCE HALL**

Radiator, stairs rising to first floor, under stair storage cupboard, doors to WC, lounge/dining room and kitchen.

# **CLOAKROOM**

Double glazed frosted window to front aspect. Low level WC, wall-mounted wash hand basin, part tiled walls.

# LOUNGE/BEDROOM FOUR

Double glazed bay window to front aspect. Radiator.

# LOUNGE/DINING ROOM

Two double glazed doors to rear. Two radiators.

#### **KITCHEN**

Double glazed frosted door to side, double glazed window to side aspect. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, wall-mounted gas boiler, one and a half bowl stainless steel sink with mixer tap, integrated dishwasher, space for washing machine, space for cooker with extractor fan over, space for fridge freezer.

#### LANDING

Access to loft space, built-in storage cupboard, doors to bedrooms and bathroom.

# **BEDROOM ONE**

Double glazed bay window to front aspect, double glazed window to side aspect. Radiator.

# **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

#### **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

# **BATHROOM**

Double glazed frosted windows to side and rear aspects. Low level WC, pedestal wash hand basin, panelled bath, separate shower, extractor fan, radiator, tiled walls.

#### OUTSIDE

# **PARKING**

Block paved driveway providing parking for two cars. Up and over door to car port.

#### FRONT GARDEN

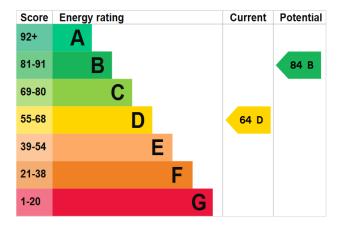
Mainly laid to lawn with outside light.

#### **REAR GARDEN**

Mainly laid to lawn with patio area, raised flower beds, flower and shrub beds, timber storage shed, outside tap and light, passage to side.

#### GROUND FLOOR 778 sq.ft. (72.3 sq.m.) approx.





ADEYFIELD ROAD, HEMEL HEMPSTEAD HP2 5JU (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1210 sq.ft. (112.4 sq.m.) approx.

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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 obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based 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 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 or Surveyor. References to the Tenure of a Property are based to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information of their solicitor. You are advised to obtain verification from their Solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. Yo