







**£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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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