





£450,000

Set in a fantastic location in Adeyfield just a short walk to popular local schools and amenities, this four bedroom semi detached family home is offered to the market with NO ONWARD CHAIN. Briefly comprising lounge/dining room, separate kitchen, conservatory, downstairs WC and family bathroom, the property additionally benefits from a good sized rear garden with brick built storage and driveway parking.

Property Description

STORM PORCH

Front door to:

ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, doors to kitchen and lounge/dining room.

CLOAKROOM

Frosted window to side aspect. Low level w.c., wall mounted gas boiler.

LOUNGE/DINING ROOM

Double glazed window to rear aspect, double doors to conservatory. Feature fireplace, two radiators, wood effect flooring.

CONSERVATORY

Double glazed windows and doors on low level brick base, tiled floor.

KITCHEN

Double glazed window to front aspect. Range of wall mounted and floor standing units with roll edge work surface over, one and a half bowl stainless steel sink with drainer, space for washing machine, slim dishwasher and cooker, space for fridge/freezer, built in storage cupboard, extractor fan.

FIRST FLOOR LANDING

Stairs rise to second floor, door to bedrooms, two, three, four and bathroom.

BEDROOM TWO

Double glazed window to front aspect. Range of built in wardrobes, radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, wood effect flooring, built in storage cupboard housing hot water cylinder.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator, wood effect flooring.

BATHROOM

Frosted double glazed window to front aspect. Panelled bath with shower over, low level w.c., wash hand basin in vanity unit, tiled floor.

SECOND FLOOR LANDING

Velux window, door to bedroom one.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, built in storage cupboard and access to eaves storage, wood effect flooring.

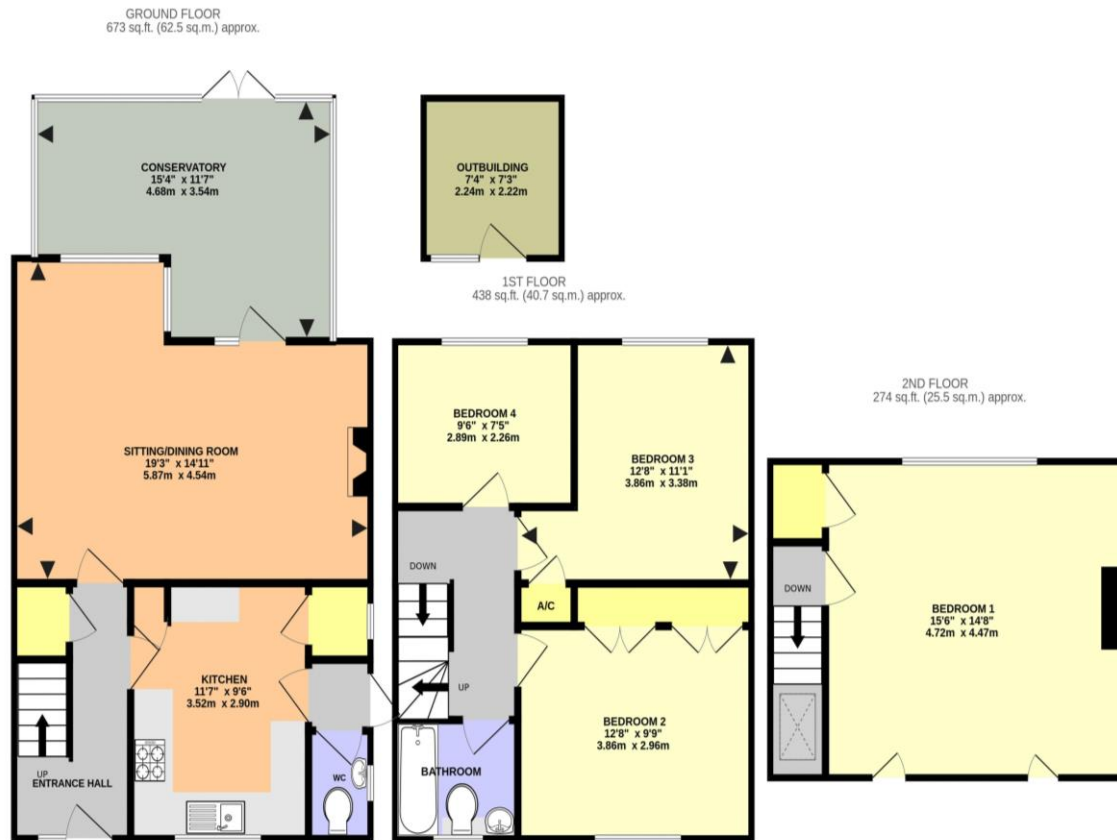
OUTSIDE

FRONT GARDEN

Block paved driveway providing off road parking for two cars, gated side access.

REAR GARDEN

Mainly laid to lawn with patio area, decking to rear, brick built outbuilding.



WIDMORE DRIVE, HEMEL HEMPSTEAD HP2 5JJ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1386 sq.ft. (128.7 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 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

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