







**£490,000**

Located within a popular area of Adeyfield, this superbly presented townhouse, briefly comprises a spacious entrance hall, downstairs cloakroom, a modern kitchen with integrated appliances and access to an integral garage which could easily be converted to provide additional living space. The first floor boasts a generous living room, a double bedroom and family bathroom. The second floor comprises three further bedrooms, the master benefitting from a luxury ensuite shower room. Externally the property benefits from driveway parking and a private south-westerly facing garden.

# Property Description

## ENTRANCE

Part glazed door to:

## ENTRANCE HALL

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

## CLOAKROOM

Low level WC, pedestal wash hand basin, radiator, extractor fan.

## LOUNGE (First Floor)

Double glazed window with Juliet balcony to rear aspect. Radiator.

## 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 stainless steel sink with drainer, integrated double oven and gas hob with extractor fan over, integrated fridge freezer, dishwasher and washing machine; tiled floor, radiator.

## LANDING (First Floor)

Stairs rising to second floor, radiator, doors to:

## LANDING (Second Floor)

Access to loft space, doors to:

## BEDROOM ONE

Double glazed window and Juliet balcony to rear aspect. A range of built-in wardrobes, radiator, door to en-suite.

## EN-SUITE

Low level WC, wall-mounted wash hand basin, walk-in shower, heated towel rail, extractor fan, tiled floor and part tiled walls.

## BEDROOM TWO

Double glazed window to front aspect. Radiator, a range of built-in wardrobes.

## BEDROOM THREE

Two double glazed windows to front aspect. Radiator, a range of built-in wardrobes.

## BEDROOM FOUR

Double glazed window to front aspect. Radiator.

## BATHROOM

Low level WC, wall-mounted wash hand basin, panelled bath with shower over and shower screen, heated towel rail, extractor fan, tiled floor, part tiled walls.

## OUTSIDE

## FRONT GARDEN

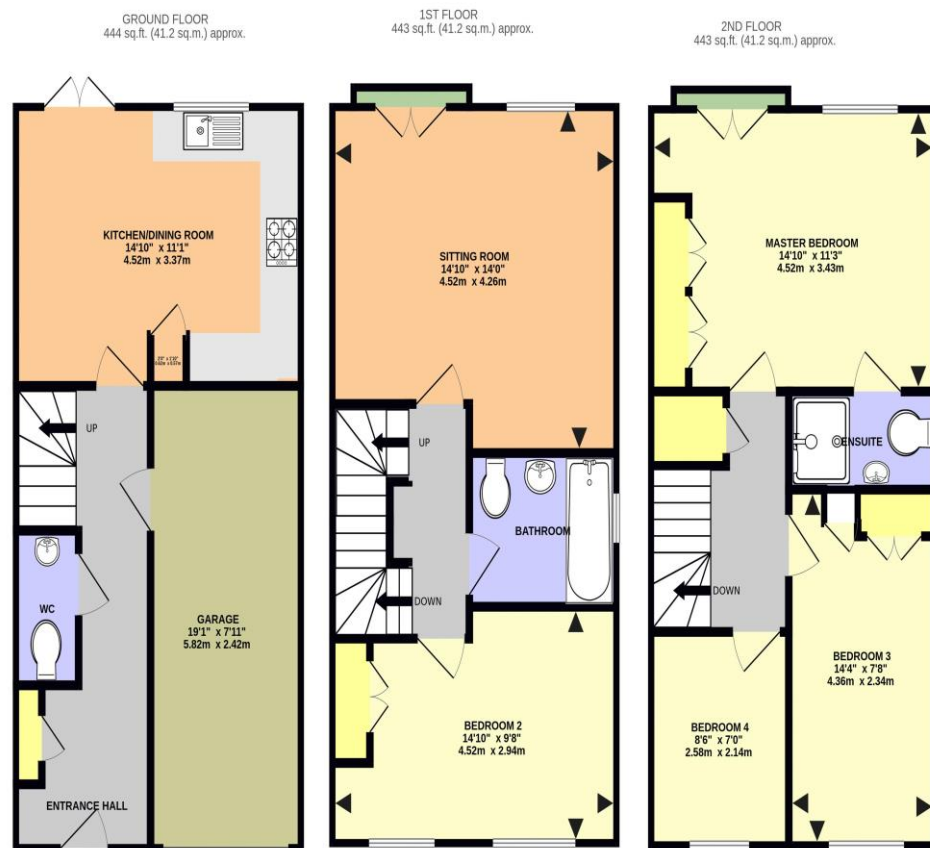
Block paved driveway, flower and shrub beds, gated side access.

## REAR GARDEN

Mainly laid to lawn with raised flower and shrub beds, patio area to side.

## GARAGE

An integral garage with up and over door, power and lighting, courtesy door to the house.



THORN MEAD, HEMEL HEMPSTEAD HP2 5GU (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1331 sq.ft. (123.6 sq.m.) approx.

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