





**£600,000**

Located within a popular area of Adeyfield close to local schools and amenities, this well presented four bedroom detached family home briefly comprises, spacious lounge/ dining room, a separate kitchen/breakfast room, cloakroom and utility. Upstairs comprises a family bathroom, master bedroom benefiting from an ensuite and three further generous bedrooms. The property also benefits from driveway parking and a garage.

# Property Description

## ENTRANCE PORCH

Covered porch, courtesy door to garage, front door to:

## ENTRANCE HALL

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

## CLOAKROOM

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

## LOUNGE/DINING ROOM

Double glazed window and sliding patio doors to rear. Feature fireplace, serving hatch to kitchen.

## KITCHEN

Double glazed window to front aspect, double glazed door to side. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, one and a half bowl sink with drainer, integrated electric double oven, integrated gas hob, integrated fridge freezer, integrated dishwasher, wall-mounted gas boiler in cupboard, radiator.

## LANDING

Double glazed window to side aspect. Access to loft space, radiator, airing cupboard housing hot water cylinder, doors to all rooms.

## BEDROOM ONE

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

## EN-SUITE

Double glazed frosted window to side aspect. Low level WC, wash hand basin in vanity unit, walk-in shower, towel radiator, part tiled walls, shaving point.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BEDROOM FOUR

Double glazed window to front aspect. Radiator.

## BATHROOM

Frosted double glazed window to side aspect, low level WC with concealed system, hand wash basin, panel bath with shower over. Part tiled walls and tiled floor.

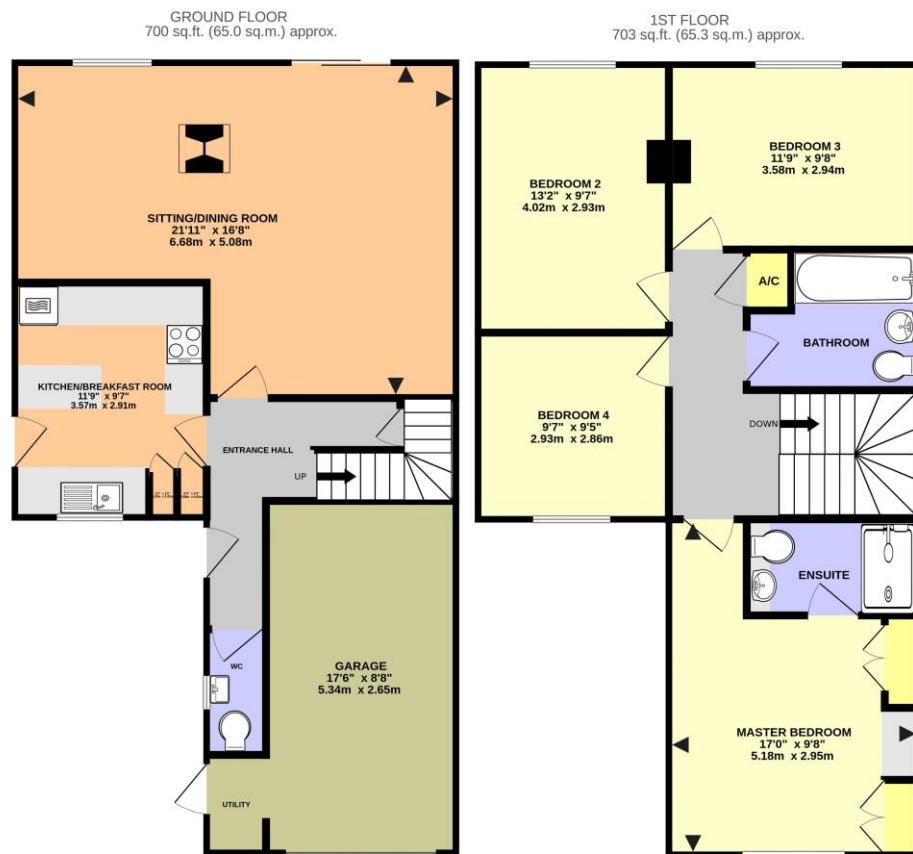
## OUTSIDE

## PARKING/GARAGE

Block paved driveway parking for multiple cars. Garage and utility with up and over door, power and lighting.

## REAR GARDEN

Mainly laid to lawn with patio area, storage shed, mature flower and shrub beds, gated side access, passage to front.



GREAT ROAD, HEMEL HEMPSTEAD HP2 5LB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1403 sq.ft. (130.4 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 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.

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