







**£330,000**

A well presented duplex maisonette in this highly sought after Adeyfield location. Set over three floors and boasting a cloakroom, lounge with separate dining area, recently refitted kitchen, three double bedrooms and a luxury refitted bathroom, the property also benefits from a recently replaced gas boiler. Whilst externally there are two enclosed garden areas, one that has been laid with an artificial lawn. Within walking distance of local shops and schools.

# Property Description

## Entrance

Pathway to recently replaced double glazed front door.

## Entrance Hall

Door to understairs storage, stairs to first floor, recently replaced door to rear garden, radiator.

## First Floor Landing

Door to cloakroom, archway to lounge/diner and kitchen, radiator, stairs to second floor, double glazed window to the rear, thermostat control.

## Lounge

Telephone, cable point, radiator, double glazed window to front.

## Dining Room

Radiator, double glazed window to front.

## Cloakroom

Low level WC, wall mounted hand basin, double glazed window to rear.

## Kitchen

A recently refitted kitchen, boasting a wide range of white high gloss base and eye level storage units, complimentary work surface areas with an inset one and a half bowl stainless steel sink unit with mixer tap set below a double glazed window to the rear. Four ring electric hob and integrated oven, Plumbing for washing machine and dishwasher, space for fridge and separate freezer. Wall mounted gas boiler, radiator. Double glazed window to rear.

## Second Floor Landing

Radiator, access to loft void, door to airing cupboard.

## Bedroom One

Double glazed window to front, radiator, telephone point.

## Bedroom Two

Double glazed window to front, radiator.

## Bedroom Three

Window to rear, telephone point, radiator.

## Bathroom

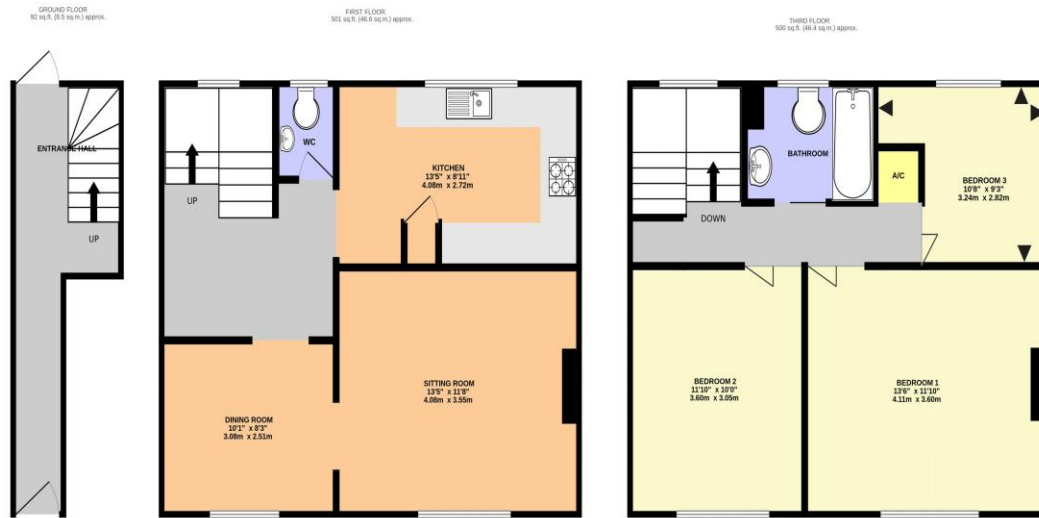
A luxury refitted suite comprising a panelled bath with power assisted " Triton " shower over, low level WC, wash hand basin with mixer tap set in a vanity unit with cupboard below, heated towel rail, window to the rear.

## OUTSIDE

Two Garden areas.

## Rear Garden

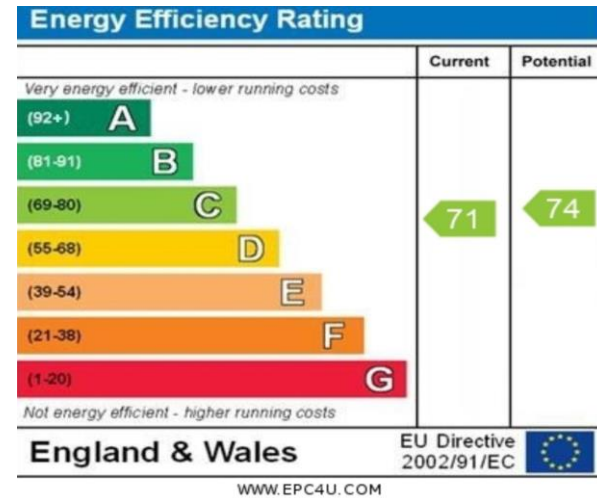
Split rear garden with first half being fully enclosed by panel fencing and laid with artificial turf for ease of maintenance. Gate to second area being mainly laid to lawn with storage sheds.



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

TOTAL FLOOR AREA : 1093 sq.ft. (101.5 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed  
Made with Metropix ©2024



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