



Clements estate agents



## Woodfarm Road

Adeyfield, Hemel Hempstead, HP2 4LG

Clements are delighted to market this fantastic 3/4 bedroom end terraced family home. Offering spacious and versatile living accommodation to include: entrance hallway, 20ft lounge, dining area, garden room, kitchen, three bedrooms on the first floor with family bathroom, single storey extension to the side housing bedroom four, kitchenette and bathroom making a perfect, ready made Annexe. This lovely home has a large rear garden and is situated in a corner plot on a pedestrianised green. NO ONWARD CHAIN and lots of room for extensions (STPP).

**Asking Price £460,000**

# 14 Woodfarm Road

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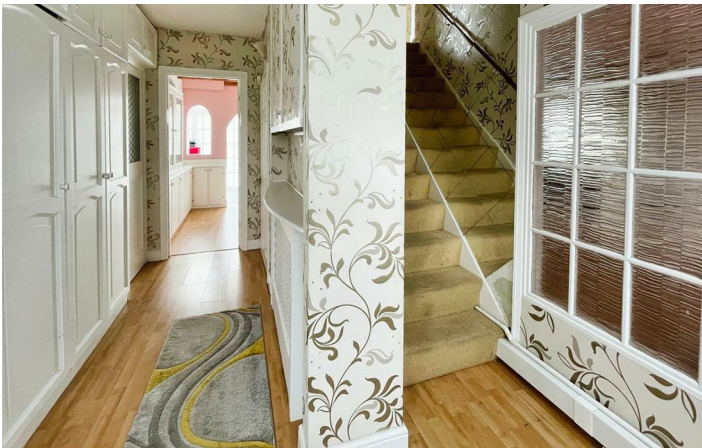
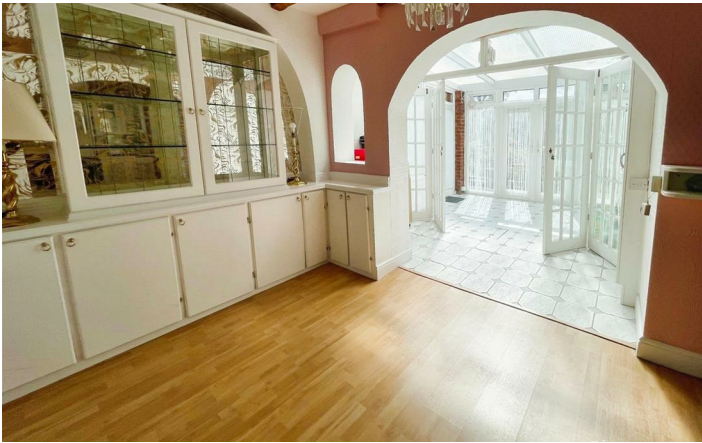


- Chain Free
- Three Reception Areas
- Fantastic Potential
- Close to Amenities and Transport Links
- End Terraced Family Home
- Two Bathrooms plus Cloakroom
- Large Corner Plot
- Single Storey Extension offering 'Annexe'
- Modernisation Required
- Close to Good Local Schools



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Floor Plan



**TOTAL: 234.6 m<sup>2</sup> (2,525 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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