



**Knightsbridge Way, Hemel Hempstead, HP2 5ES**  
**Offers In Excess Of £425,000**

Clements are delighted to market this magnificent family home in Adeyfield with truly exceptional views over Keens Field. Being sold with no onward chain this property boasts great room sizes and is stylish and versatile briefly comprising: front and rear gardens, entrance hallway, reception room, large open plan kitchen/dining area great for entertaining, utility area with wet room, three good sized bedrooms with bathroom and separate WC. Situated within easy reach of major road links, local amenities and good schools this could be the perfect family home. Call us now to avoid disappointment,



## Entrance Hall



Door to front, understairs cupboard housing consumer unit and utility meters, double glazed window and stairs to first floor, spotlights to ceiling, imported porcelain tiled flooring.

## Living Room/Dining Room 17'10 x 16'8 (5.44m x 5.08m)



Open to kitchen, underfloor heating, imported porcelain tiled flooring and bi fold doors to garden, spotlights to ceiling.

## Kitchen 9'6 x 7'11 (2.90m x 2.41m)



Modern fitted kitchen comprising wall and base units with work surfaces to compliment,

space for washing machine, 5 ring gas hob with extractor over, sink drainer unit with splash back tiling, eye level oven and microwave units, built in eye level coffee machine. imported porcelain tiled flooring with under floor heating.

## Wet Room



LLWC, sink unit, spotlights to ceiling, heated towel rail, imported porcelain tiled flooring, tiled walls, walk in shower.

## Reception Room 15'8 x 13'5 (4.78m x 4.09m)



Double glazed window to front aspect, imported porcelain tiled flooring, spotlights to ceiling, French doors to kitchen/dining area.

## Landing



Stairs from first floor, spotlights to ceiling, loft access, doors to all three bedrooms, bathroom and separate WC.

## Bedroom One 15'8 x 13'5 (4.78m x 4.09m)



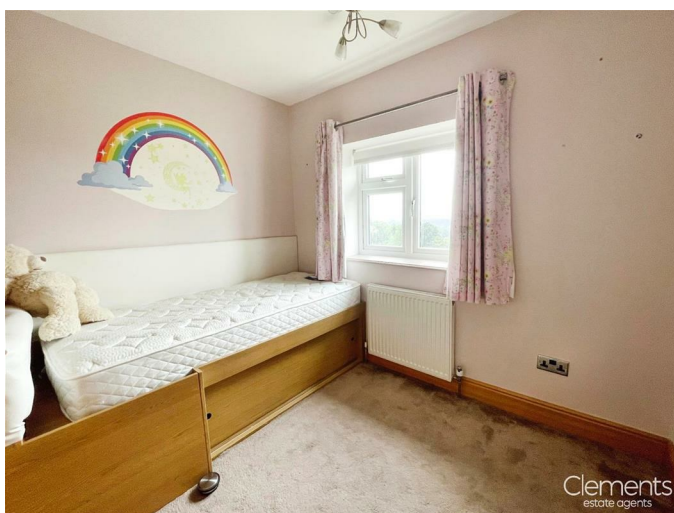
Double glazed window to front aspect, built in wardrobes, radiator.

## Bedroom Two 14'4 x 9'2 (4.37m x 2.79m)



Double glazed window to rear aspect, radiator.

## Bedroom Three 9'3 x 7'9 (2.82m x 2.36m)



Double glazed window to front aspect, radiator.



## Bathroom



Double glazed window, bath with mixer taps and shower over, vanity sink unit, heated towel rail, tiled walls, tiled flooring, spotlights to ceiling.

## Separate WC

Spotlights to ceiling, LLWC, sink unit, heated towel rail, tiled walls and floor, LLWC.

## Front Garden

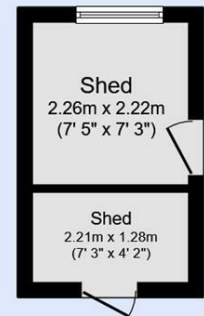
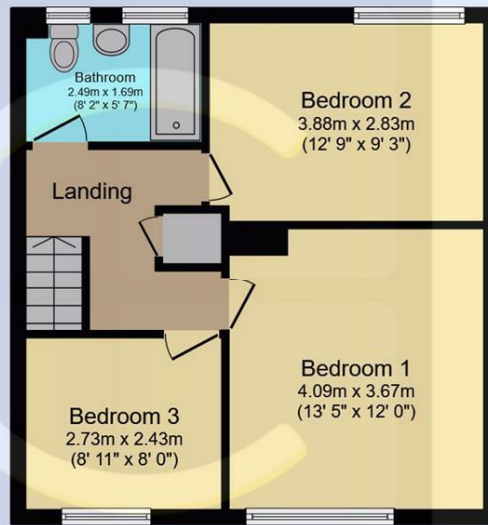
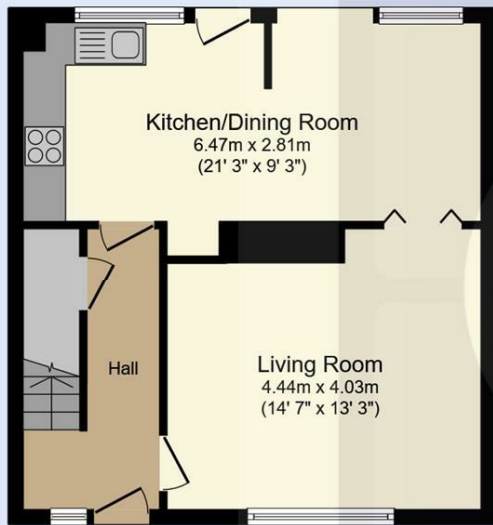
Laid to lawn with views over Keens Field

## Landscaped Rear Garden



Laid to lawn with Indian Sandstone patio and seating area with pathway, inset feature lighting, gated rear access, outside tap, pergola.

# Floor Plan



TOTAL: 97.6 m<sup>2</sup> (1,051 sq.ft.)

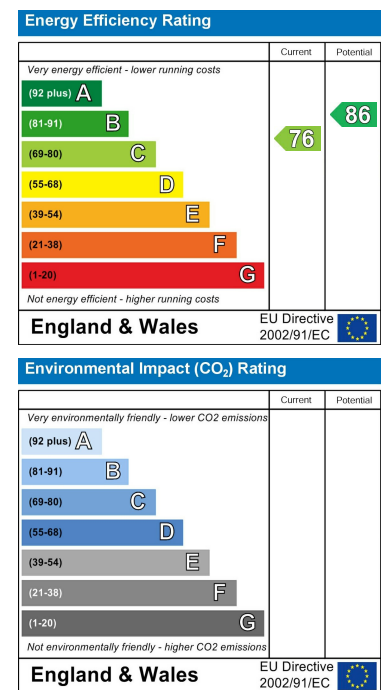
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



# Area Map



# Energy Efficiency Graph



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