



Clements estate agents



Adeyfield Road, Hemel Hempstead, HP2 5JZ

£375,000

Situated in highly sought after Adeyfield is this character terraced home. Boasting two double bedrooms, loft room, lounge, dining room, fitted kitchen, downstairs shower room, double glazing, gas central heating and generous rear garden. Located close to local shops, schools and the M1, M25 & A41 road links.

Entrance Porch

Door to front and coving.

Dining Room 13'5 into bay x 11'2 max (4.09m into bay x 3.40m max)



Double glazed bay window to front, wood flooring, feature brick wall and fireplace, radiator, coving and dado rail.

Living Room 12'3 max x 11'2 max (3.73m max x 3.40m max)



Double glazed window, feature brick wall and fireplace, coving, dado rail, wood flooring, stairs to first floor with understairs storage.

Kitchen 8'11 max x 6'8 (2.72m max x 2.03m)



Fitted kitchen with wall and base units with work surfaces to compliment, double glazed window, 1 1/2 bowl stainless steel sink with drainer, part tiled, five ring gas hob, cooker hood, electric oven, built in microwave, plumbing for dishwasher and integrated fridge freezer.

Lobby

Door to garden and plumbing for washing machine.

Shower Room



Frosted double glazed window, shower cubicle, low level wc, tiling and wash hand basin

Bedroom One 12'0 max x 11'2 max (3.66m max x 3.40m max)



Double glazed window, coving and radiator.

En Suite Bathroom



Frosted double glazed window, bath with mixer taps and shower over with rainfall shower head and shower attachment, low level wc, wash hand basin with vanity unit, airing cupboard, full tiling and radiator

Bedroom Two 11'9 max x 11'2 max (3.58m max x 3.40m max)



Double glazed window, coving, radiator and stairs to loft room.

Loft Room 12'10 max x 10'1 max (3.91m max x 3.07m max)



Velux window and eaves storage

Front Garden

Brick paved

Rear Garden



Patio area, laid to lawn with flower and shrub borders, stone steps to rear and large shed.

Floor Plan

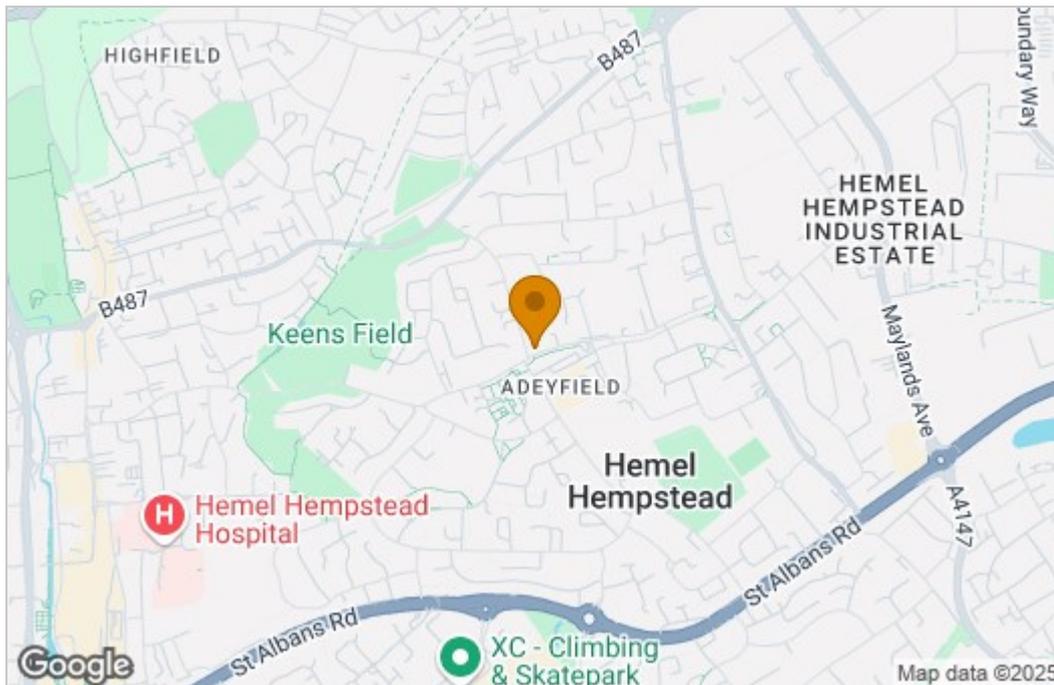


TOTAL: 116.9 m² (1,258 sq.ft.)

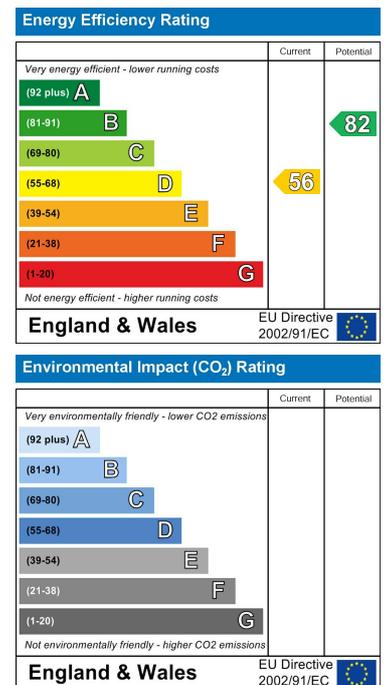
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Area Map



Energy Efficiency Graph



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