



## Coral Gardens, Hemel Hempstead, HP2 5ED

### Price £450,000

Situated in this highly sought after no through road in Adeyfield is this spacious and extended terraced family home. Boasting three bedrooms, 25'2 living room, fitted kitchen, reception two/bedroom four, double glazing, gas central heating and off road parking for two cars.

Located within easy reach of Hemel Hempstead town centre, the local Adeyfield Square shops and the M1, M25 and A41 road links.

### Entrance Porch

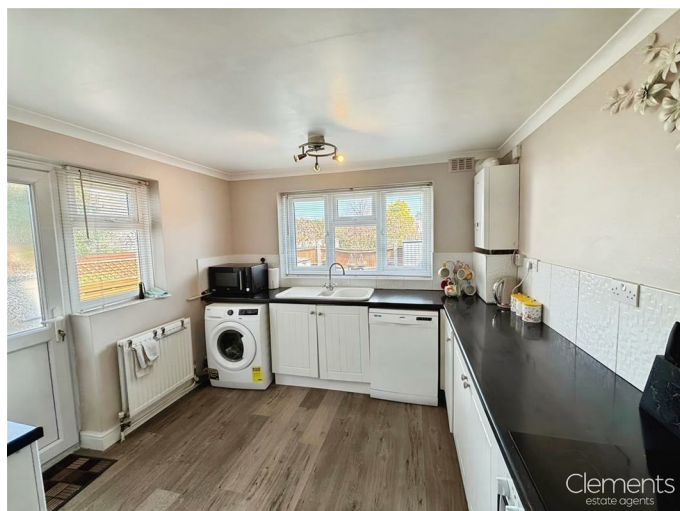
Front door

### Living Room 25'2 x 11'8 (7.67m x 3.56m )



Door from porch, double glazed window, coving, wood flooring, two radiators, stairs to first floor and double glazed french doors to garden.

### Kitchen 17'0 max x 10'0 max (5.18m max x 3.05m max)



Fitted kitchen comprising wall and base units with work surfaces to compliment, 1 1/2 bowl sink with drainer, coving, electric hob, electric oven, radiator, plumbing for washing machine and dishwasher, central heating boiler and double glazed door to garden.

### Reception Two 17'7 x 7'9 (5.36m x 2.36m)



Double glazed door to front, double glazed window and radiator.

### Landing

Loft access and storage cupboard.

### Bedroom One 13'11 into recess x 11'9 (4.24m into recess x 3.58m)



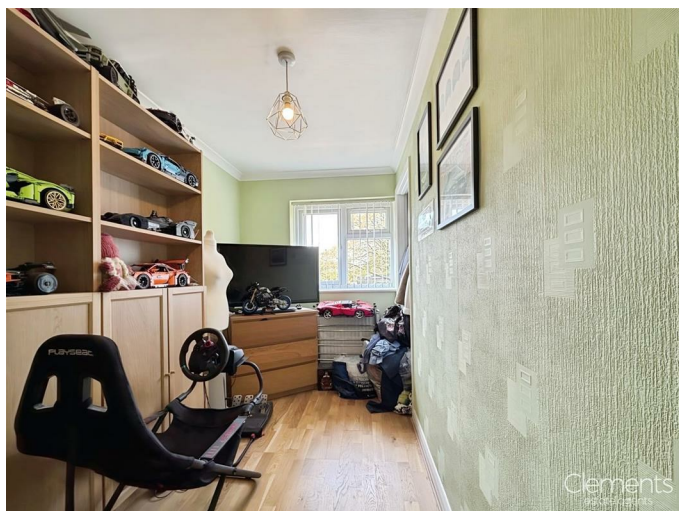
Double glazed window, radiator, coving and built in wardrobes.

### **Bedroom Two 13'4 x 10'11 (4.06m x 3.33m)**



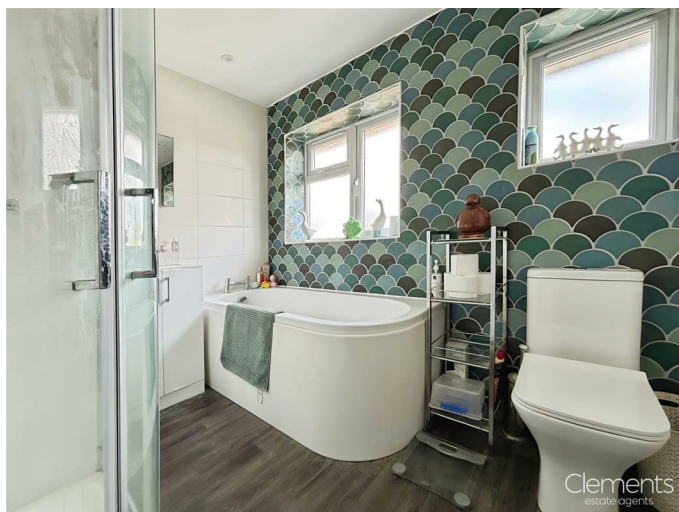
Double glazed window, radiator, coving and storage cupboard.

### **Bedroom Three 11'9 x 6'0 (3.58m x 1.83m)**



Double glazed window, coving and radiator.

### **Bathroom**



Two double glazed windows, panelled bath

with mixer taps, shower cubicle with rainfall shower, heated towel rail, wash hand basin with vanity unit, low level wc and fully tiled.

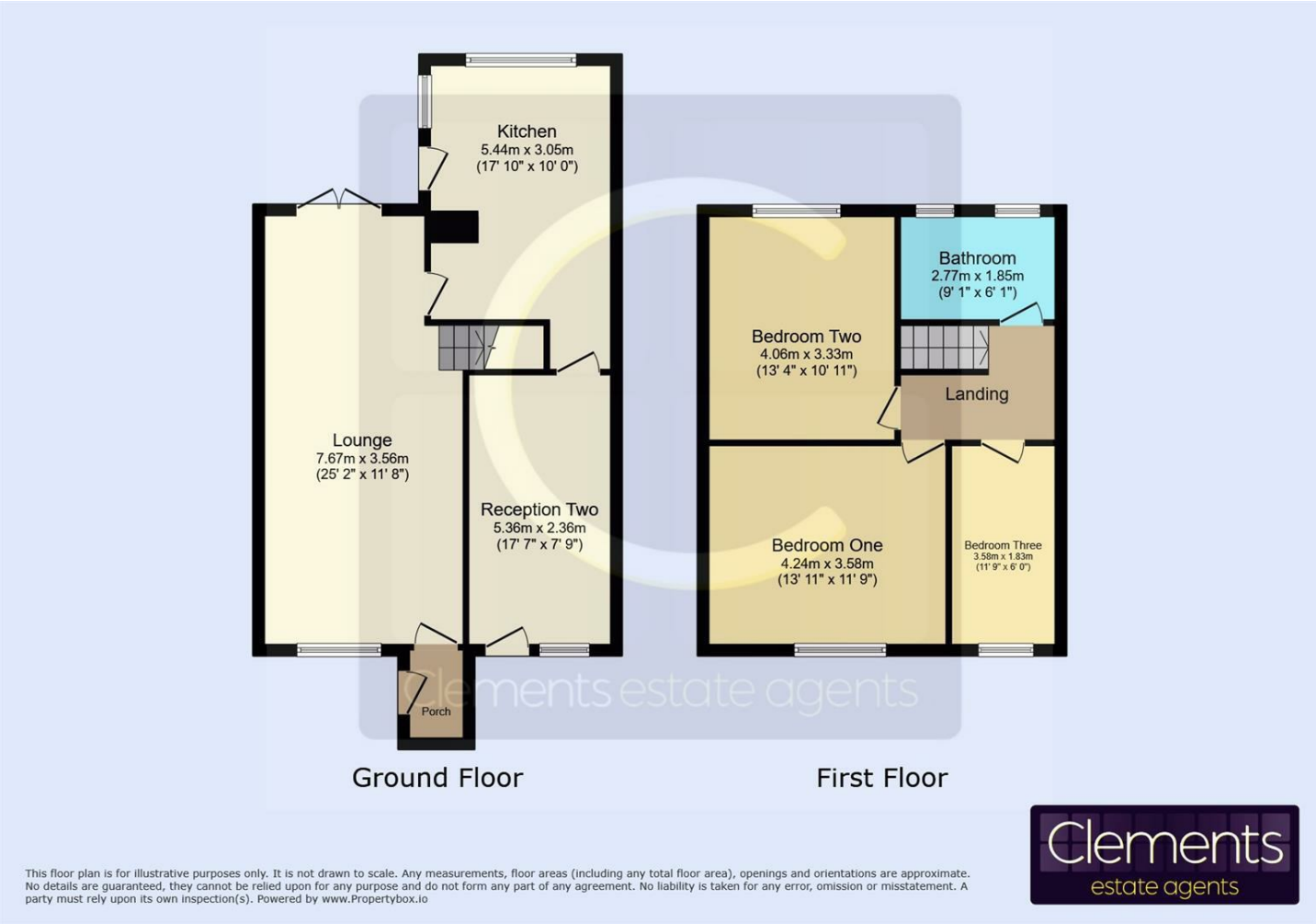
### **Off Road Parking**

Off road parking for two cars.

### **Rear Garden**

Laid to lawn with flower and shrub borders and patio area.

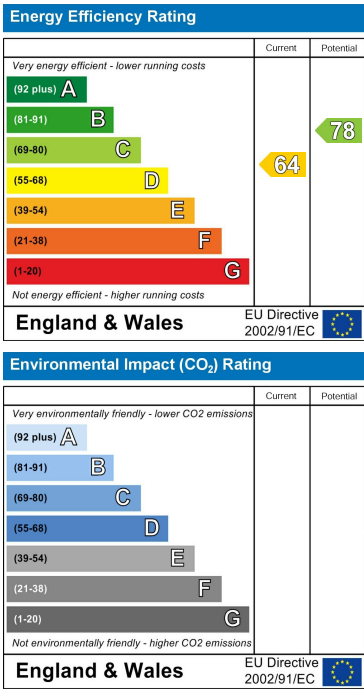
Floor Plan



Area Map



Energy Efficiency Graph



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