



## Windmill Road, Hemel Hempstead, HP2 4BN

### **£450,000**

Located in sought after Adeyfield is this spacious and well presented terraced house. Boasting three double bedrooms, study, fitted kitchen, two reception rooms, gas central heating, double glazing, downstairs cloakroom, newly fitted bathroom suite and off road parking.

Situated within easy reach of Queens Square with it local shops and restaurants, Jarman Park, and the M1, M25 and A41 road links.



### Entrance Hall

Front door,, double glazed window, radiator and tiled floor.

### Living Room 12'3 x 10'0 (3.73m x 3.05m)

Double glazed window, coving, laminate flooring, TV point and radiator.

### Dining Room 10'8 x 8'5 (3.25m x 2.57m)

Double glazed door to garden, double glazed window, coving, laminate flooring and radiator.

### Kitchen 13'3 into door recess x 10'1 (4.04m into door recess x 3.07m)



Fitted kitchen comprising wall and base units with work surfaces to compliment, stainless steel 1 1/2 bowl sink with drainer and mixer tap, tiled splashbacks, Harvey water filter, double electric oven, electric hob with cooker hood over, central heating boiler, integrated fridge freezer, integrated dishwasher and washing machine, radiator and tiled flooring.

### Utility Area

Double glazed door to garden and storage cupboard.

### Study 9'7 x 6'1 (2.92m x 1.85m )

Double glazed window, radiator and two cupboards.

### Downstairs Cloakroom

Low level wc and wash hand basin with tiled splashbacks.

### Landing

Loft access with ladder to boarded loft.

### Bedroom One 15'1 x 9'8 (4.60m x 2.95m)



Double glazed window, fitted wardrobes, built in cupboard and radiator.

### Bedroom Two 12'6 x 11'7 (3.81m x 3.53m)



Double glazed window, radiator and built in cupboard.

**Bedroom Three 9'0 x 8'11 to wardrobes (2.74m x 2.72m to wardrobes)**



Double glazed window, radiator and fitted wardrobe.

**Bathroom**



Two double glazed windows, panelled bath with mixer tap and shower attachment, wash hand basin with vanity unit, shower cubicle with raindrop shower head, low level wc, heated towel rail, fully tiled walls, built in cupboard and tiled flooring.

**Front**

Paved for off road parking.

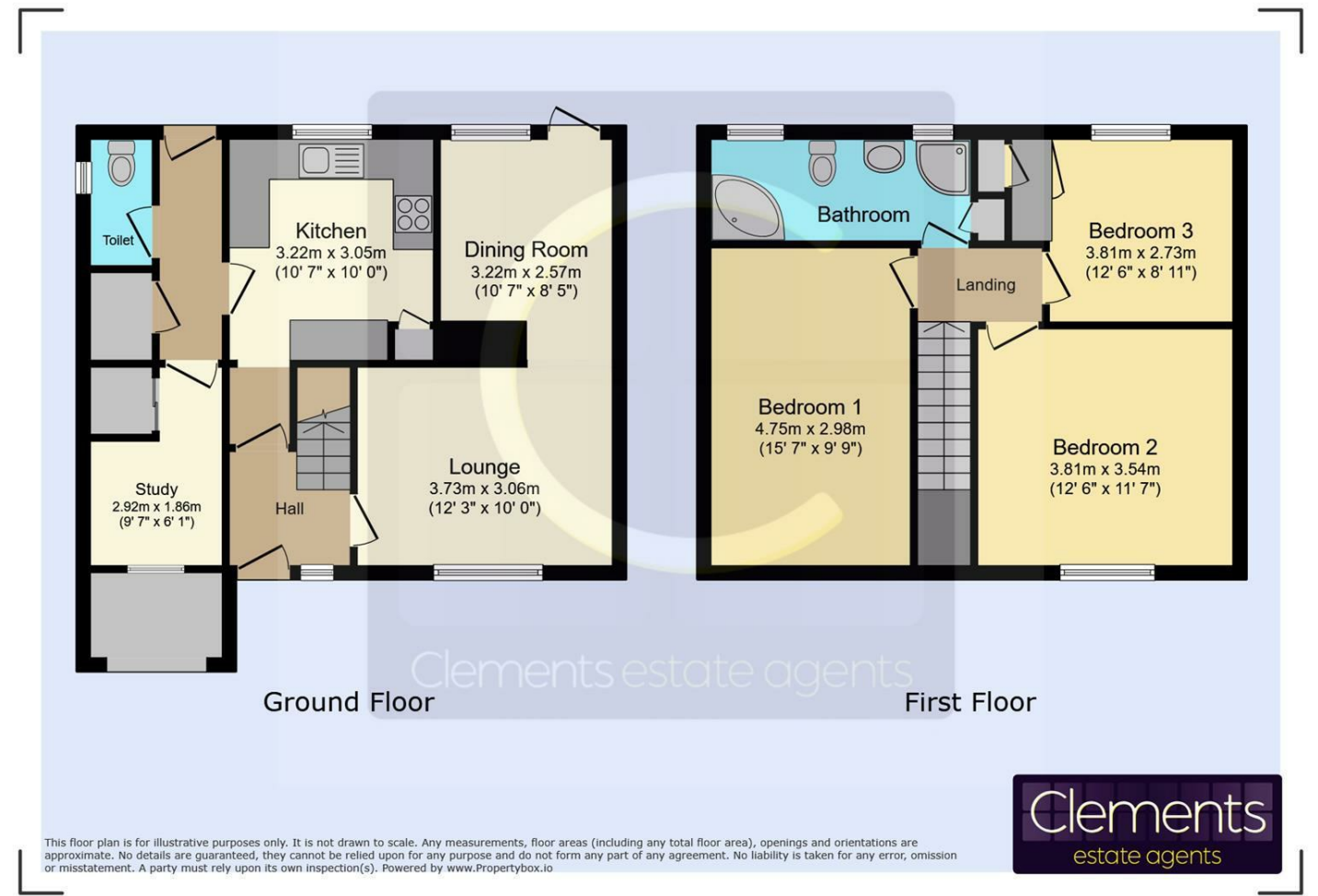
**Rear Garden**



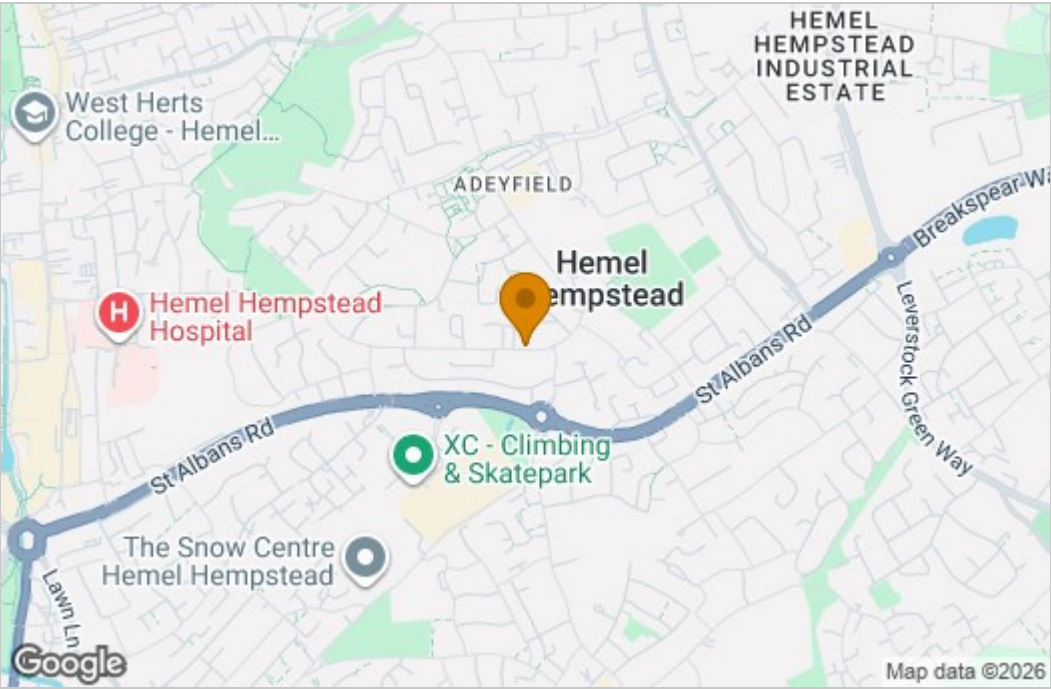
Patio area and laid to lawn.



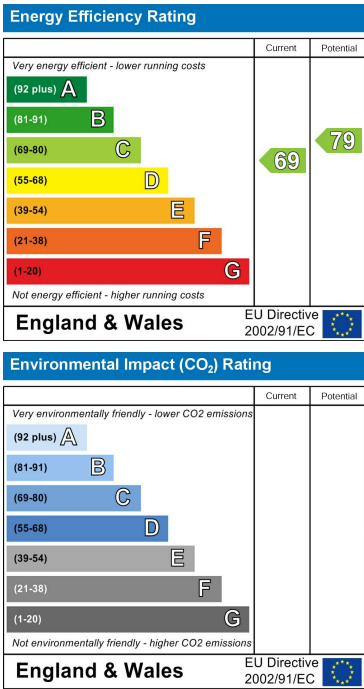
Floor Plan



Area Map



Energy Efficiency Graph



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