



## Adeyfield Gardens, Hemel Hempstead, HP2 5JX

### Offers In Excess Of £475,000

Situated in this highly sought after Cul de Sac in Adeyfield is this well presented semi detached bungalow. Boasting two double bedrooms, modern fitted kitchen, 23'3 living room, 25'0 family room, shower room, double glazing, gas central heating, off road parking and garage/store.

Located within easy reach of Adeyfield Square with its shops, restaurants and travel facilities, Hemel Hempstead town centre, Jarman Park and the M1, M25 and A41 road links.

## Entrance Porch

Front door and double glazed window.

## Hallway



Front door, radiator and storage cupboard.

## Living Room 23'3 x 10'10 (7.09m x 3.30m)



Two double glazed window, radiator and TV point.

## Family Room 25'0 x 8'2 (7.62m x 2.49m )



Double glazed window, radiator, TV point and double glazed door to garden.

## Kitchen 11'6 x 9'1 (3.51m x 2.77m )



Modern fitted kitchen comprising wall and base units with work surfaces to compliment, gas hob with cooker hood over, double electric oven, stainless steel sink with drainer and mixer tap, tiled splash backs, plumbing for washing machine and cupboard housing boiler.

### Bedroom One 12'0 x 10'2 (3.66m x 3.10m)



Double glazed window and radiator.

### Bedroom Two 11'6 x 9'6 (3.51m x 2.90m)



Double glazed window and radiator.

### Shower Room



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

### Front Garden

Laid to lawn with pathway to front door, off road parking.

### Rear Garden



Laid to lawn and patio area.

### Garage/Store 16'5 x 8'4 (5.00m x 2.54m)



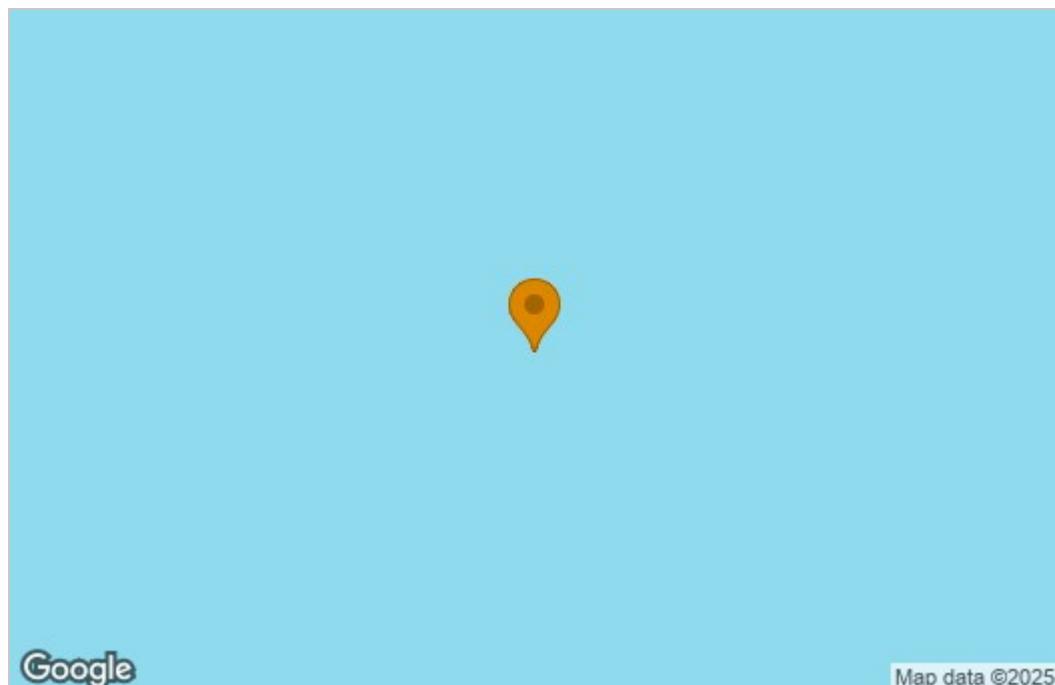
Accessed via side access.

## Floor Plan

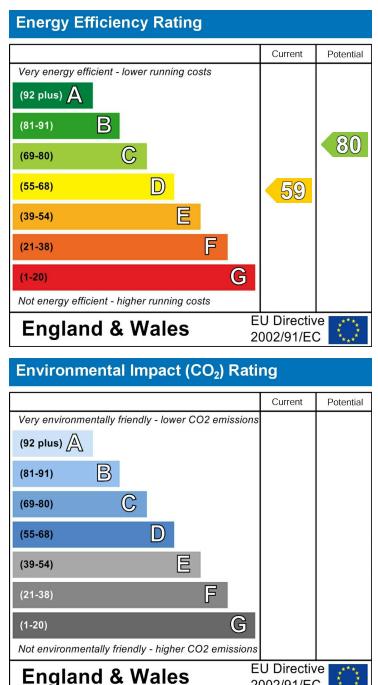


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

## Area Map



## Energy Efficiency Graph



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