

64 Newfield Lane

Adeyfield

HP2 4DX

David
Doyle
Sales and Lettings

Guide Price £485,000 Freehold

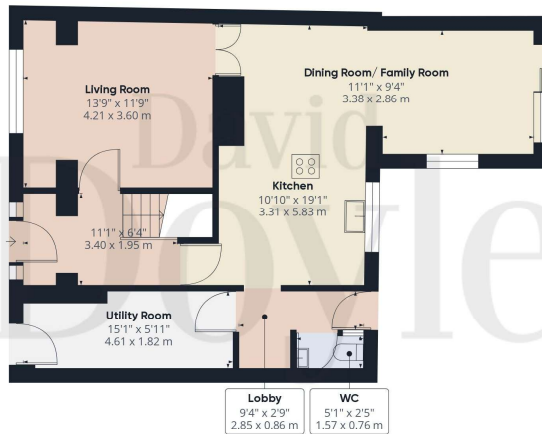


An extended and well proportioned three double bedroom family home with a generous driveway situated in this popular Adeyfield location close to excellent amenities and highly regarded schooling. Presented in good order throughout, the accommodation is pleasantly spacious and comprises a hallway leading to a well proportioned living room, a separate dining room leading to a lovely family room enjoying views of the rear garden, a fitted kitchen with ample units providing excellent cupboard space, work surfaces, space for white goods and leading to a useful inner lobby with a utility room and guest WC to the ground floor. To the first floor is a landing with loft access and doors to three double bedrooms and the generous refitted family bathroom. Externally, the rear garden is a real feature of the property being particularly large in size, not over looked and mainly laid to lawn with mature plants and shrubs and fenced boundaries. To the front of the property is a generous driveway offering excellent off street parking facilities. We highly recommend a viewing of this excellent family home..

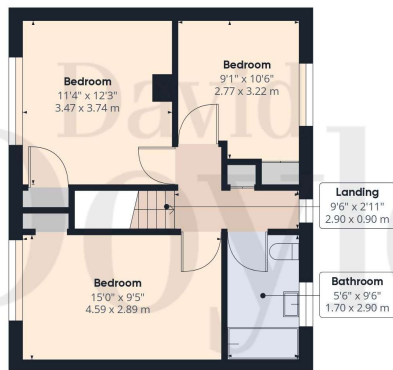
Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Extended Three Double Bedroom Family Home

Generous Driveway
 Large Garden Backing On To Fields
 Close To Schools & Amenities
 Good Order Throughout
 Family Room Over Looking Garden
 Good Travel Links Close By
 Refitted Kitchen & Bathroom
 Viewing Advised
 Council Tax Unknown
 Tenure -Freehold



Ground Floor



Floor 1



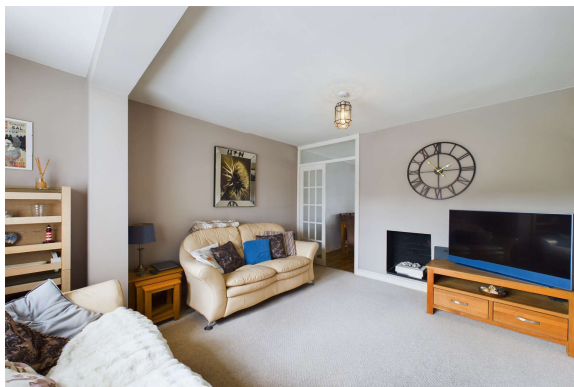
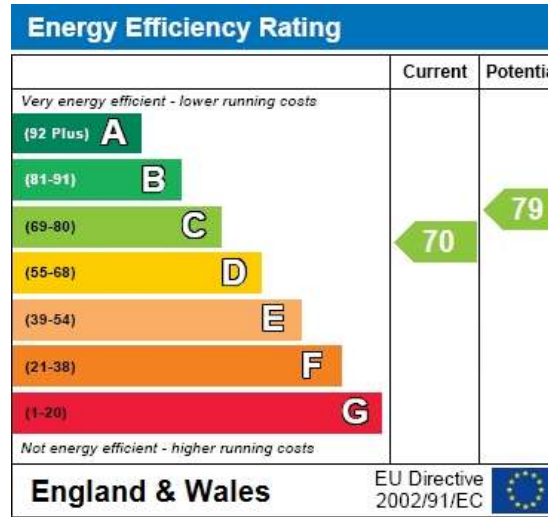
Approximate total area⁽¹⁾
 1210.26 ft²
 112.44 m²

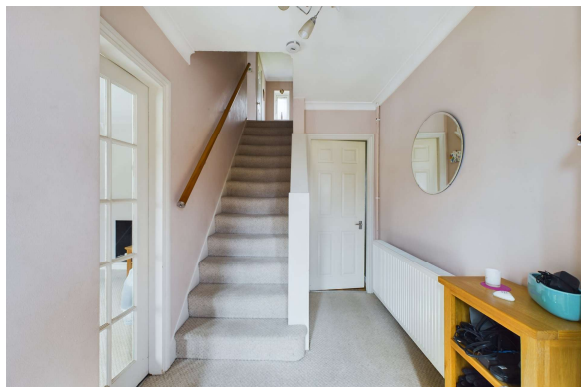
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

64 Newfield Lane, Hemel Hempstead, Hertfordshire, HP2 4DX

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built? 1960

Council Tax Band D

This year council tax charge 2166.04

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Fibre

What parking facilities does your property have Private/driveway
2 Small cars

Please state any costs per annum for parking 0

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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