

21 Haleswood Road

Adeyfield

HP2 4QT

David
Doyle
Sales and Lettings

Guide Price £450,000 Freehold



A beautifully presented three double bedroom family home situated in this sought after Adeyfield location close to local shops, schools and amenities. The property has been superbly maintained and updated by the current owners and the internal accommodation comprises an entrance hall with understairs cupboard, stairs to the first floor and a door to the extended living room with a box bay window and log burning fire opening to the separate dining area with patio doors to the rear garden and leading to the generous kitchen arranged with a vast range of wall and base units, integrated appliances and coordinating work surfaces. A door from the kitchen leads to a further hallway providing side access, two generous storage cupboards and a door to a lovely utility room with space and plumbing for white goods, a stable door opening to the rear garden and a very useful guest WC. The first floor boasts a landing with large loft access, an airing cupboard, three double bedrooms, two with built in storage cupboards and the fully tiled family bathroom. Externally the property has a truly impressive rear garden of particularly generous size arranged with patio seating areas, a large lawn, colourful plants and shrubs, a shed to the gardens end and fenced boundaries. To the front of the property is a further lawned area overlooking a lovely green with ample communal parking close at hand and the current owners rent a garage in a nearby block.

VIEWING COMES HIGHLY RECOMMENDED.

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.

Superbly Presented Three Double Bedroom Family Home

Beautiful Rear Gardens

Sought After Location

Large Kitchen & Separate Utility Room

Ground Floor WC & First Floor Bathroom

Possibility To Rent a Garage In A Nearby Block

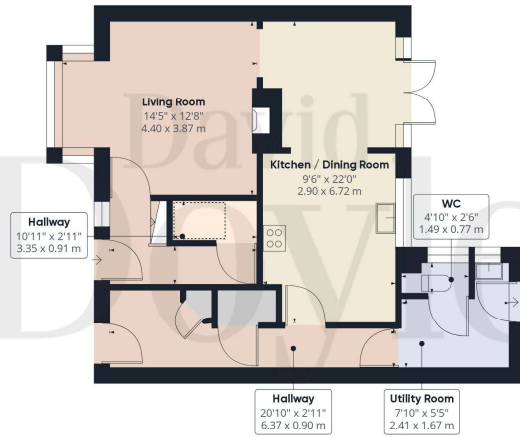
Excellent Amenities & Travel Links Close At Hand

Tastefully Decorated Throughout

Must Be Viewed

Council Tax Band D

Freehold



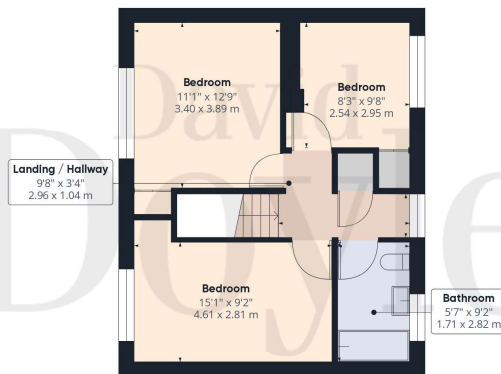
Ground Floor

Approximate total area^m

1100.78 ft²
102.27 m²

Reduced headroom

10.16 ft²
0.94 m²



Floor 1

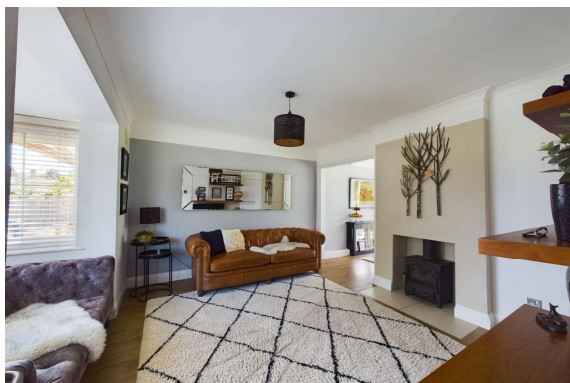
(1) Excluding balconies and terraces

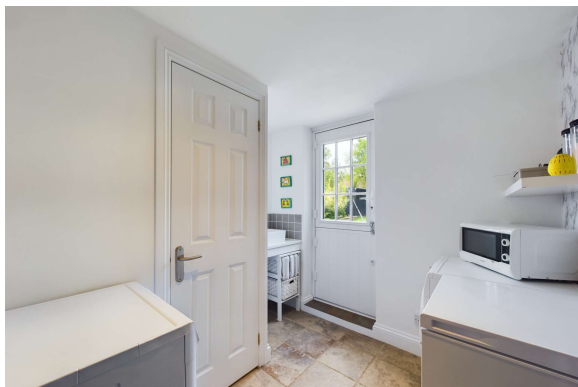
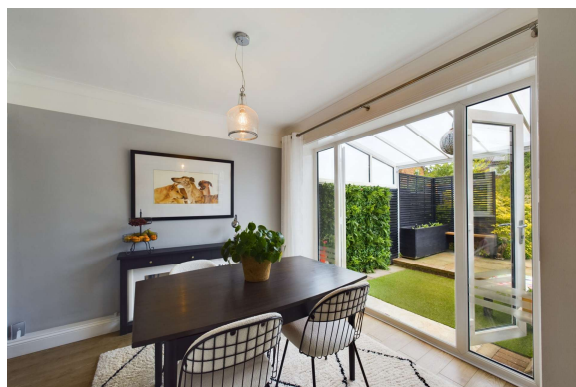
☒ Reduced headroom
(below 1.5m/4.92ft)

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

21 Haleswood Road, Hemel Hempstead, Hertfordshire, HP2 4QT

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	None
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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