

64 Ellingham Road

Adeyfield

HP2 5LJ

David  
**Doyle**  
Sales and Lettings

Guide Price £525,000 Freehold



A beautifully presented three bedroom family home with a double width driveway situated in this sought after Adeyfield location close to local shops, schools and amenities. The property has been superbly maintained by the current owners and the internal accommodation comprises an entrance hall with stairs to the first floor and a door to the generous living room opening to the fantastic open plan kitchen/dining/family room with distinct dining and family areas, bi fold doors to the rear garden and the generous kitchen arranged with a vast range of wall and base units, integrated appliances, coordinating work surface and a door to the very useful guest WC. The first floor boasts a landing with loft access, an airing cupboard, three bedrooms and the refitted family bathroom arranged with a white suite and chrome fittings. Externally the property has a lovely south facing garden arranged with a patio seating area, a lawn, colourful plants and shrubs and a newly constructed home office/studio with light and power to the gardens end. To the front of the property is a double width driveway offering excellent off street parking facilities. Offered in well maintained condition and tastefully decorated throughout, an internal viewing is highly recommended to appreciate this rarely available 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.

Beautifully Presented Extended 3 Bedroom Family Home

Sought After Residential Situation

Convenient For Local Amenities & Schools

Home Office/Studio With Light & Power

Recently Fitted Kitchen With Integrated Appliances

Ground Floor Cloakroom

Refitted Bathroom

Double Glazing. Gas Heating To Radiators

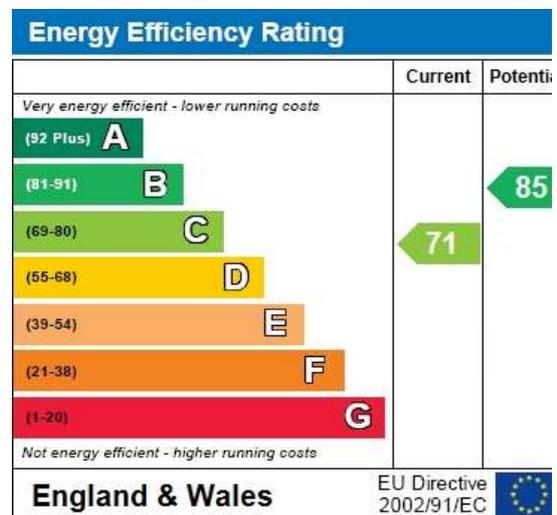
Driveway

Garden With Home Office

Council Tax Band D

Freehold

Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 64 Ellingham Road, Hemel Hempstead, Hertfordshire, HP2 5LJ

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?	1950's
Council Tax Band	D
This year council tax charge	2166
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	Cable
What parking facilities does your property have	Private/driveway
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 is 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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