

**58 Adeyfield Gardens**  
**Adeyfield**  
**HP2 5JY**

**David Doyle**  
Sales and Lettings

**Price £500,000 Freehold**



A superbly presented three bedroom semi detached family home situated in this popular Adeyfield location close to excellent amenities, highly regarded schooling and travel links. The property has been updated by the current owner to offer comfortable and spacious accommodation comprising

a spacious entrance porch opening to the generous living room with stairs to the first floor, a feature fireplace, bespoke shelving and a bay window to the front aspect. Doors lead to the very useful WC with a large storage cupboard and the refitted kitchen/dining room arranged with wall and base units, integrated appliances, space and plumbing for white goods, coordinating work surfaces and a distinct dining area with doors leading to the particularly large triple aspect conservatory enjoying views of the rear garden. To the first floor is a spacious landing with loft access and doors to three bedrooms, the master of very generous size and with fitted mirrored wardrobes. Finishing the accommodation is the spacious refitted family bathroom arranged with a white suite, tiled walls and chrome fittings. Externally, the rear garden is of good size, pleasantly private and arranged with a decked seating area, lawn, mature plants and shrubs and fenced boundaries with gated side access to the front of the property which has a further brick blocked area with picket fenced boundaries and scope to create off street parking (STNPC). With benefits including gas central heating and double glazing, we highly recommend an internal viewing to truly appreciate this lovely 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.

An Extended Three Bedroom

Semi Detached Family Home

Large Conservatory

Popular Adeyfield Location

Generous Rear Garden With Attractive Plants And Shrubs

Close To Schools And Amenities

Good Order Throughout

Ground Floor WC

Potential To Create A Driveway (STNPC)

Viewing Advised

Council Tax Band C

Freehold



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1175.72 ft<sup>2</sup>  
109.23 m<sup>2</sup>

Reduced headroom  
44.45 ft<sup>2</sup>  
0.38 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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

## 58 Adeyfield Gardens, Hemel Hempstead, Hertfordshire, HP2 5JY

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?	1952
Council Tax Band	C
This year council tax charge	1925.37p
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	Got but not sure which to pick
Do you have a telephone connection?	None
What parking facilities does your property have	Disabled bay and off road parking
Please state any costs per annum for parking	NA
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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.