

28 Toms Croft

Adeyfield

HP2 4LL

David
Doyle
Sales and Lettings

Price £375,000 Tenure Not Known



A two double bedroom semi detached family home with a driveway situated in this sought after Adeyfield location close to excellent amenities, schools and travel links. This rarely available property offers spacious accommodation comprising an entrance hall with stairs to the first floor and a door to the bright living room opening to the spacious refitted kitchen, arranged with wall and base units, coordinating work surfaces and contemporary part tiled walls, space and plumbing for appliances, a generous storage cupboard and a door opening to a very useful utility room providing excellent storage facilities and a personal door opening to the rear garden. To the first floor is a generous landing with loft access and doors to two well proportioned double bedrooms, both with storage cupboards and the recently refitted family shower room arranged with a white suite, contemporary part tiled walls, chrome fittings and a separate WC with coordinating tiling. Externally, the rear garden is pleasantly arranged with a generous lawn, mature plants and shrubs, fenced boundaries and gated side access. To the front of the property is a driveway providing excellent off street parking facilities. With scope to update further and extend (subject to the necessary planning consents), this property is a must see. Please call to arrange a viewing.

NO UPPER CHAIN

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.

Two Double Bedroom

Semi Detached Family Home

Driveway

Garden Of Good Size

Refitted Modern Kitchen

Contemporary Shower Room And Separate WC

Close To Schools, Amenities And Travel Links

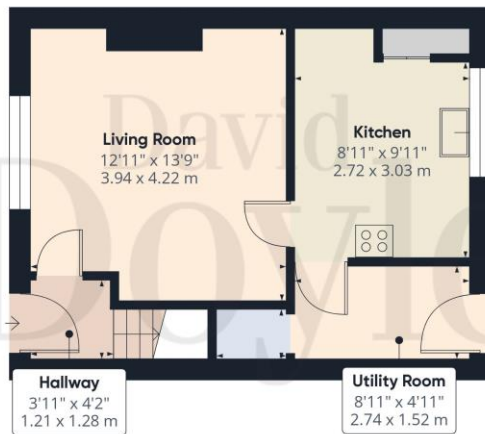
Scope To Further Update

NO UPPER CHAIN

Viewing Advised

Council Tax Band C

Freehold



Ground Floor



Floor 1

Approximate total area[®]
702.97 ft²
65.31 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Scan here for more details





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

28 Toms Croft, Hemel Hempstead, Hertfordshire, HP2 4LL

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.

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.