

80 New Park Drive  
Adeyfield  
HP2 4QJ

David  
**Doyle**  
Sales and Lettings

Price £475,000 Freehold



An extended and beautifully presented property with a double width driveway situated in this rarely available Adeyfield side road close to excellent amenities and travel links. The property has been very well maintained by its current owners and offers open plan versatile accommodation to the ground floor comprising a generous entrance hall with excellent storage facilities, a guest WC and opening to the large living/family room leading to the dining area with sliding patio doors opening to the rear garden and leading to the particularly spacious fitted kitchen arranged with a vast range of wall and base units, integrated appliances, coordinating work surfaces, storage cupboards and space and plumbing for white goods. To the first floor is a generous landing with loft access, two lovely double bedrooms, the family bathroom fitted with a white suite and chrome fittings and a separate WC. Externally, the rear garden is of good size, landscaped and pleasantly private, arranged with patio seating areas leading to lawn with fenced boundaries, gated rear access and a very useful studio/garden room with light and power which offers very flexible space and with potential to instate plumbing (subject to any consents). To the front of the property is a driveway providing excellent off street parking facilities for at least two vehicles. With further benefits including gas central heating and double glazing, we highly recommend an internal viewing of this excellent property.

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 Family Home

Generous Driveway

Landscaped Rear Garden

Popular Adeyfield Location

Open Plan Ground Floor Accommodation

Garden Room/Studio

Excellent Order Throughout

Two Generous Double Bedrooms

Family Bathroom And Two WC`s

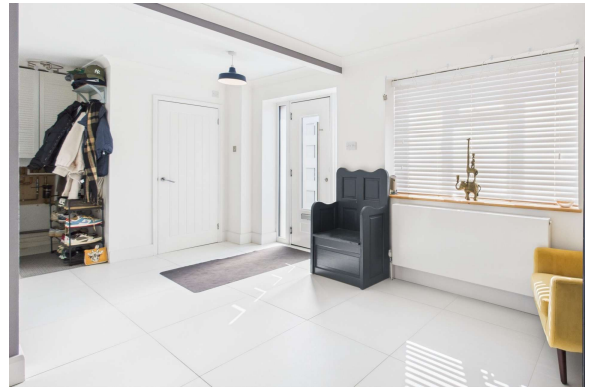
Viewing Advised

Council Tax Band C

Freehold







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

## 80 New Park Drive, Hertfordshire, Hemel Hempstead, Hertfordshire, HP2 4QJ

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?	1970
Council Tax Band	C
This year council tax charge	2,018.69
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick
Roof type	Tile
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre to the property FTTP
Do you have a telephone connection?	Landline
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?	Yes
If yes please state what rights are in place?	I have right of way to right hand side of 80A. Path leads round the back of their house to a gate at the back of my garden
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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