





**Offers in Excess of  
£500,000**

Situated in a quiet cul-de-sac within the Adeyfield area of Hemel Hempstead, this three-bedroom end of terrace home is conveniently positioned for local shops, schools, and transport links, making it a practical choice for a range of buyers. The property is offered chain free. The ground floor comprises a spacious living room, modern kitchen/diner, and a conservatory overlooking the rear garden. Externally, there is a generous rear garden featuring a summer house/bar and a separate outbuilding, suitable for use as a study/ workspace, or additional storage. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. Further benefits include a driveway to the front and a well-presented interior throughout.

# Property Description

## Entrance Hall

Door to living room, door to kitchen/diner, understairs storage cupboard, stairs rising to first floor.

## Lounge

Double glazed window to front, radiator, spotlights, feature fireplace.

## Kitchen/Diner

Range of floor and wall mounted units, integrated fridge freezer, space for washing machine, space for dishwasher, built in oven, gas hob with extractor fan over, door to conservatory, double glazed window to conservatory, door to rear garden.

## Conservatory

Double glazed door to garden, radiator.

## Landing

Access to loft via pull down ladder, doors to all bedrooms and bathroom.

## Bedroom 1

Double glazed window to front, radiator, built in wardrobe housing hot water cylinder.

## Bedroom 2

Double glazed window to front, radiator, built in wardrobe.

## Bedroom 3

Double glazed window to front, radiator.

## Bathroom

Frosted double glazed window to rear, panel bath with shower over, WC, heated towel rail, shaver point, hand wash basin in vanity unit, extractor fan, tiled walls.

## Rear garden

Mainly laid to lawn with patio area, side access gate, water tap, steps leading down to summer house.

## Summer house

Power and lighting.

## Study/ storage

Power and lighting, separate WC.

## Driveway

Block paved driveway.



ELLINGHAM CLOSE, HEMEL HEMPSTEAD HP2 5LW (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1300 sq.ft. (120.8 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed  
Made with Metropix ©2026

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

33 Marlowes Hemel Hempstead Herts HP1 1LA  
01442 260025 | hemel@maea.co.uk