Michael ANTHONY

Berrymead, Hemel Hempstead

Offers in the Region Of £675,000 Freehold

01442 260025 | hemel@maea.co.uk

Offers in the Region Of £675,000

This beautifully presented four-bedroom house is situated in the sought after residential area of Adeyfield, Hemel Hempstead, offering well-proportioned accommodation arranged over three floors. The ground floor features a kitchen/breakfast room, a living room and a separate dining room, along with a downstairs cloakroom. The first floor provides three generous-sized bedrooms and a family bathroom. On the second floor is the master bedroom, which benefits from its own en-suite shower room. Outside, the property has a private rear garden, providing a good space for outdoor seating and entertaining. To the front is a driveway offering off-road parking. The property is well located for access to a range of local schools, shops and everyday amenities, with parks and green spaces also close by. There are good transport links nearby, including easy access to the M1 and A41, as well as Hemel Hempstead mainline station for commuters.

Property Description

Entrance Hall
Door to kitchen, door to cloakroom, door to living room.

Cloakroom
WC, handwash basin, radiator.

Kitchen
Range of floor and wall mounted units, integrated dishwasher, integrated washing machine, fridge freezer, oven, extractor fan, breakfast bar, storage cupboard, double glazed window to front.

Lounge
Radiator, stairs rising to first floor, media wall, opening to dining room.

Dining room
Velux windows, radiator, bifold doors to rear garden.

Landing
Doors to bedroom 2, 3 and 4, door to bathroom, access to boarded loft space via pull down ladder, storage cupboard, stairs rising to second floor.

Bedroom 2
Double glazed window to front, built in wardrobe, radiator.

Bedroom 3
Double glazed window to rear, built in wardrobe, radiator, electric blinds.

Bedroom 4
Double glazed window to rear, built in wardrobe and desk, radiator.

Bedroom 1
Double glazed window to rear, air conditioning unit, built in wardrobe and dressing table, blackout blinds, radiator, door to ensuite.

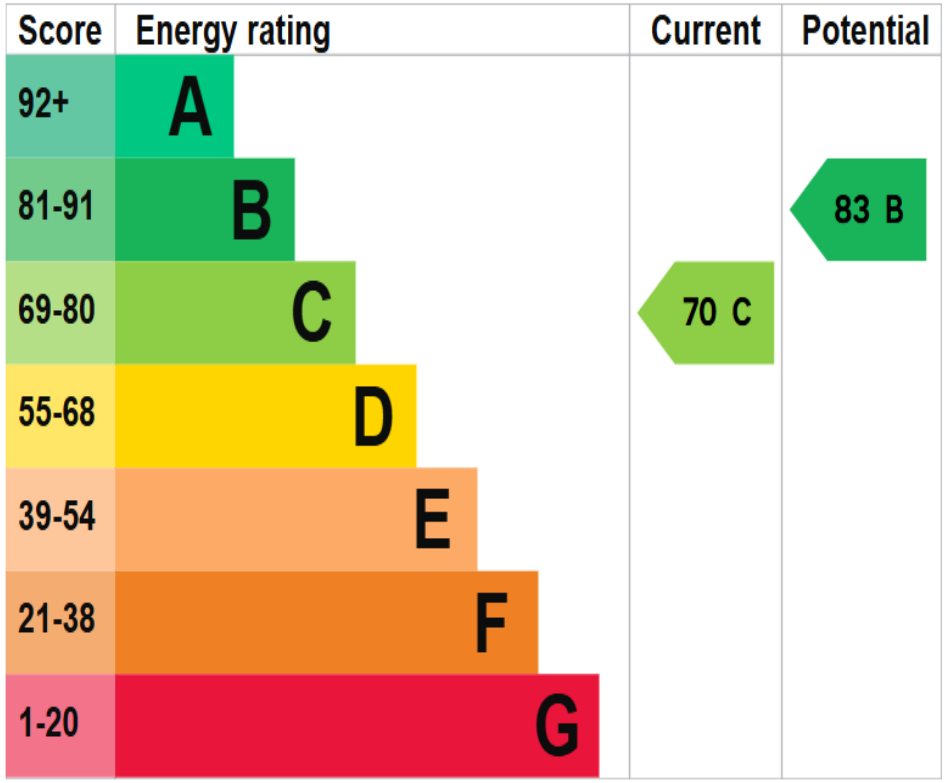
En-suite
WC, heated towel rail, hand wash basin in vanity unit, velux windows, bluetooth shower unit, extractor fan.

Bathroom
Twin sinks in vanity unit, WC, Bath, heated towel rail, frosted double glazed window to rear.

Front garden
Block paved driveway to front, EV charger, water tap.

Rear Garden
Lawn area, mature shrub beds, decking, side access gate.

Garden store



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