





**Offers in the Region
Of £550,000**

Situated in this highly sought after Cul de Sac in Adeyfield is this extended detached family home. Boasting three generous bedrooms, refurbished kitchen breakfast room, spacious lounge with separate dining area, double glazed conservatory with new Green space thermal roof, fitted bathroom suite, downstairs cloakroom, ample off road parking with garage alongside and delightful gardens. Located within easy reach of Hemel Hempstead Town Centre, as well as local shops and sought after schooling for all ages.

Property Description

Entrance

UPVC double glazed door to entrance hall, radiator, tiled floor, cloak cupboard.

Cloakroom

Low level WC, wash hand basin, radiator, double glazed window.

Lounge

15 panel glazed door opens to the lounge, double glazed window to the front, stairs to the first floor, understairs storage cupboard, two radiators.

Dining Area

Radiator, double glazed sliding doors to the conservatory.

Conservatory

A double glazed conservatory with thermal efficient Green Space roof, double glazed doors to the rear garden tiled floor, two electric heaters.

Kitchen/Breakfast Room

A refitted kitchen boasting a wide range of base and eye level storage units, ample work surfaces with an inset one and a half bowl sink unit with mixer tap, space and plumbing for both washing machine and dishwasher, built in electric hob with oven below and extractor over, radiator, double glazed window overlooking the rear garden, double glazed door to the covered side passage, larder cupboard with wall mounted gas boiler.

First Floor Landing

Stairs to the first floor landing, double glazed window to the side, access to the loft which is insulated and partially boarded, door to airing cupboard with hot water tank.

Bedroom One

Double glazed window to the front, radiator, full range of built in bedroom furniture and fitted wardrobes.

Bedroom Two

Double glazed window to the rear, radiator, full range of built in wardrobes.

Bedroom Three

Double glazed window to the rear, radiator, built in storage cupboards.

Bathroom

A three piece suite comprising a low level WC, wash hand basin with mixer tap housed in a vanity unit with cupboard below, panel bath with mixer tap and shower over, tiled surrounds, radiator, double glazed window to the front.

Outside

Garage

Situated alongside with electric roller door, power and lighting, door to workshop / store with double glazed window and door to the rear garden.

Front Garden

Path to the front door and driveway parking for several vehicles.

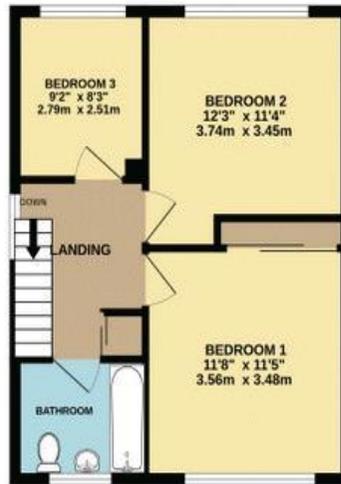
Rear Garden

A feature of the property is the beautifully maintained rear garden, with paved areas for outdoor entertaining, generous lawn area with established well stocked surrounding borders, ornamental fish pond, outside cold water tap, power points and lighting, gated access to covered side passage providing useful additional storage, timber storage shed.

GROUND FLOOR
758 sq ft. (70.4 sq.m.) approx.

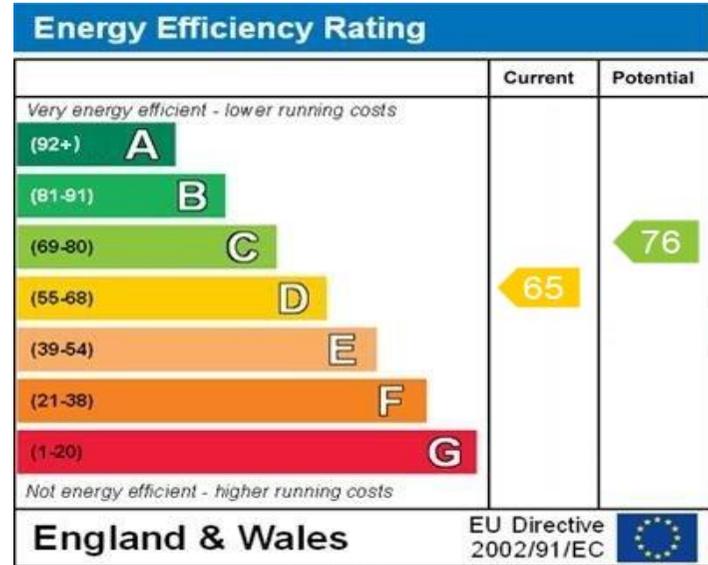


1ST FLOOR
398 sq ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq ft. (107.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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