





**Offers in Excess of
£617,000**

Located in the desirable area of Adeyfield close to local schools, shops, green spaces, and transport links, this well-presented four-bedroom detached family home offers generous living space in a quiet and popular residential location. The property offers flexible accommodation, comprising a spacious living room, dining room, fitted kitchen, downstairs cloakroom, utility room, and a study/fifth bedroom on the ground floor. To the first floor are four bedrooms, two ensuites and a family bathroom. Externally, the property benefits from a private rear garden and driveway providing off-street parking.

Property Description

ENTRANCE

Front door with outside light, storm porch over to:

ENTRANCE HALL

Radiator, stairs rising to first floor, under stairs storage cupboard, doors to WC, kitchen, and lounge, wood effect flooring.

CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin, heated towel rail, tiled walls and floor.

LOUNGE

Double glazed window to front aspect. Radiator, wood effect flooring, opening to:

DINING ROOM

Double glazed sliding doors to rear. Radiator, wood effect flooring, door to kitchen.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, integrated gas hob with extractor fan, electric double ovens, integrated dishwasher, one and a half bowl stainless steel sink with drainer, heated towel rail, tiled floor.

UTILITY

A range of wall-mounted and floor standing units with rolled edge work surface over, space for fridge freezer, doors to study and family room.

STUDY

Double glazed window and door to rear. Radiator, wood effect flooring.

FAMILY ROOM/BEDROOM FIVE

Double glazed window to side aspect. Wood effect flooring.

LANDING

Doors to all rooms, airing cupboard housing hot water cylinder, access to loft space, storage cupboard with space for washing machine and tumble dryer.

BEDROOM ONE

Double glazed window to front aspect. Radiator, a range of built-in wardrobes, wood flooring, spiral staircase to loft room, door to:

EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, shower cubicle, twin wash hand basins, heated towel rail, tiled walls and floor.

LOFT ROOM

Velux window to rear aspect.

BEDROOM TWO

Double glazed window to front aspect. Radiator, wood flooring, door to en-suite.

EN-SUITE

Double glazed window to side aspect. Low level WC, wash hand basin, shower unit, part tiled walls, tiled floor, radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, wood effect flooring.

BEDROOM FOUR

Double glazed window to front aspect. Radiator, wood effect flooring.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin, shower cubicle, P-shaped bath, heated towel rail, extractor fan, tiled walls and floor.

OUTSIDE

GARAGE/PARKING

Driveway parking for two cars. Partitioned garage with up and over door.

FRONT GARDEN

Laid to artificial grass with flower beds, gated side access.

REAR GARDEN

Mainly laid to lawn with patio area & raised flower beds. Outside tap.

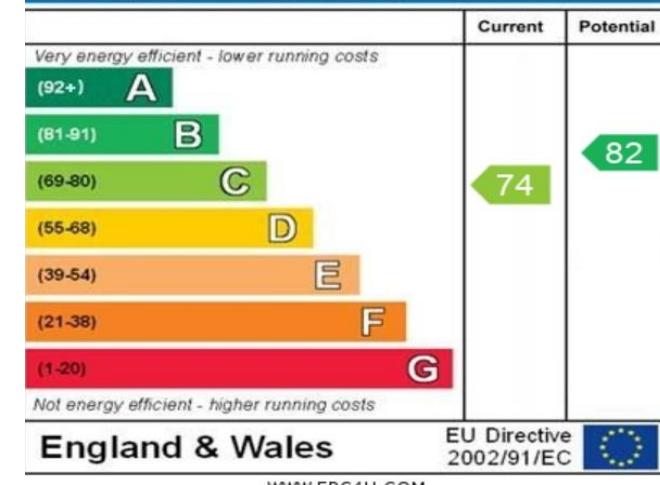


WHITMORES WOOD, HEMEL HEMPSTEAD HP2 4RJ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1738 sq.ft. (161.5 sq.m.) approx.

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Energy Efficiency Rating



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