





**£425,000**

A well-presented three-bedroom terraced home situated in the Adeyfield area of Hemel Hempstead. The ground floor features a generous entrance hall, living room, separate dining room, and a kitchen leading out to a private rear garden. Upstairs offers three bedrooms, a family bathroom, and a separate WC. Conveniently located close to local shops, schools, and transport links.

# Property Description

## **STORM PORCH**

Door to:

## **ENTRANCE HALL**

Double glazed window to front aspect. Stairs to first floor, doors to lounge and kitchen.

## **LOUNGE**

Double glazed bay window to front aspect. Radiator, opening to dining room.

## **DINING ROOM**

Double glazed sliding doors to rear aspect. Radiator.

## **KITCHEN**

Double glazed window and door to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, one and a half bowl stainless steel single drainer sink with mixer tap, electric hob and electric double oven, integrated microwave, space for fridge/freezer and washing machine, wall mounted gas boiler concealed in unit.

## **LANDING**

Access to part boarded loft space, airing cupboard housing hot water cylinder, doors to bedrooms, bathroom and separate w.c.

## **BEDROOM ONE**

Double glazed window to rear aspect. Range of freestanding wardrobes, radiator.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator, Two free standing wardrobes.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Frosted double glazed window to rear aspect. Pedestal wash hand basin, panelled bath with shower over, radiator, tiled floor, part tiled walls.

## **SEPARATE W.C.**

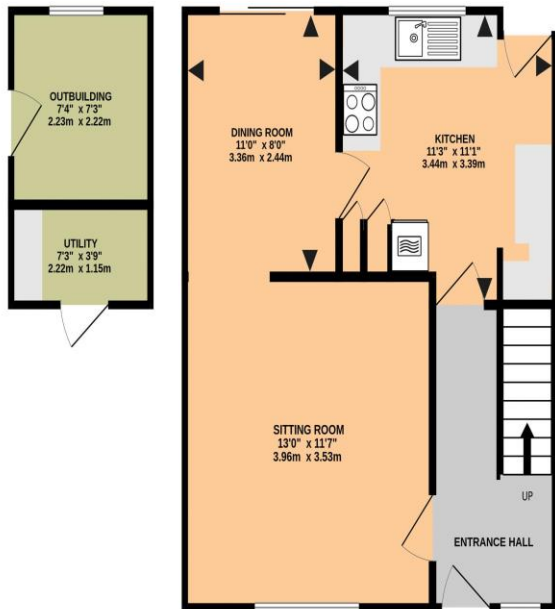
Frosted double glazed window to rear aspect. Low level w.c., tiled floor.

## **OUTSIDE**

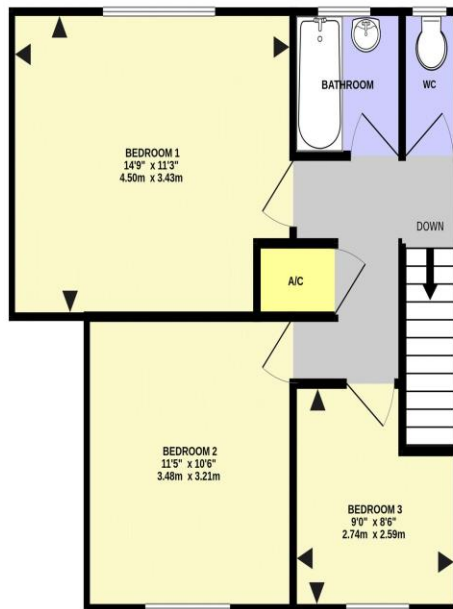
### **REAR GARDEN**

Landscaped rear garden with patio area, artificial lawn, two brick built sheds, outside tap, electric point, gate to passageway.

GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LONGLANDS, HEMEL HEMPSTEAD HP2 4DF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.

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