





£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



Score	Energy rating	Current	Potential
92+	A	70 C	83 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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