



## Hardy Road, Hemel Hempstead, HP2 5EG

### Offers In Excess Of £500,000

Situated in sought after Adeyfield is this spacious and well presented semi detached townhouse. Boasting three/four bedrooms, 17'2 kitchen/diner, 18'3 living room, en suite to bedroom one, gas central heating, double glazing, downstairs cloakroom and off road parking.

Located within easy reach of Queens Square with it local shops, restaurants and travel facilities, local schools, Hemel Hempstead town centre and the M1, M25 and A41 road links.

### Entrance Hall

Front door and double glazed window.

### Kitchen/Diner 17'2 x 10'9 (5.23m x 3.28m)



Modern fitted kitchen with wall and base units with work surfaces to compliment, stainless steel sink with drainer with mixer tap, tiled splash backs, plumbing for washing machine and dishwasher, gas hob with cooker hood over, electric oven, radiator, double glazed window and double glazed door to garden.

### Study/Bedroom Four 17'2 x 8'6 (5.23m x 2.59m)



Double glazed window and radiator.

### Downstairs Cloakroom



Low level wc and pedestal wash hand basin with tiled splash backs.

### First Floor Landing

Double glazed window.

### Bedroom One 14'2 x 10'3 (4.32m x 3.12m)



Double glazed window, airing cupboard and radiator.

### En Suite



Double glazed window, shower cubicle, low level wc, pedestal wash hand basin with mixer tap and part tiled.

### Living Room 18'3 x 10'6 (5.56m x 3.20m)

Double glazed window, radiator and TV point.

### Second Floor Landing

### Bedroom Two 14'1 x 12'8 (4.29m x 3.86m)



Velux window and radiator.

### Bedroom Three 11'5 x 10'3 (3.48m x 3.12m)



Double glazed window and radiator.

### Bathroom



Panelled bath with mixer tap and shower over, low level wc, pedestal wash hand basin with mixer tap, part tiled walls and velux window.

### Front Garden

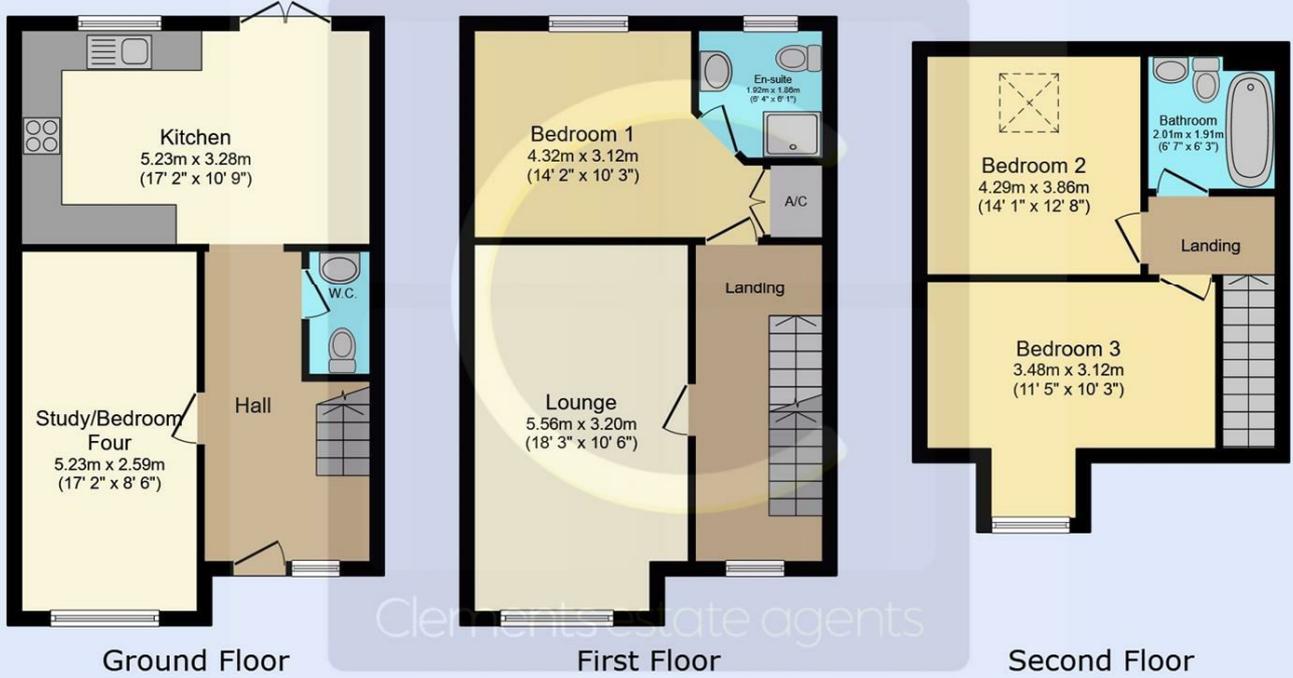
Laid to lawn and paved for off road parking.

### Rear Garden



Laid to lawn with flower and shrub borders, patio area and side access.

# Floor Plan



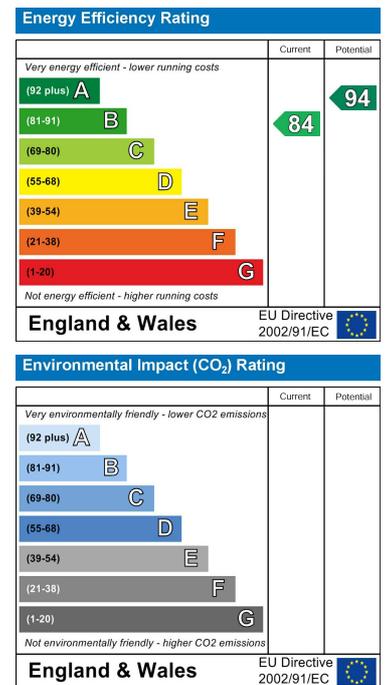
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



# Area Map



# Energy Efficiency Graph



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