





Offers in the Region Of £625,000

We are delighted to offer for sale a unique opportunity to acquire a much larger than average three bedroom family home with its own one bedroom annexe bungalow. The main house is in need of some updating but boasts three double bedrooms, the master offering it's own walk in dressing area, two large reception rooms, kitchen breakfast room and downstairs cloakroom. Alongside the main house is a fully self contained annexe bungalow, with access from either the main house or its own front door and comprising a shower room, fully fitted kitchen, lounge with patio doors to the gardens and a double bedroom. There is an integral garage to the main house with ample driveway parking and a further double length garage with storage to the rear. The property is located within a cul de sac, in the highly sought after Adeyfield area of Hemel, within walking distance to popular schools and local shops.

Property Description

STORM PORCH

Double glazed doors to annex at the side. Door to:

ENTRANCE HALL

Two radiators, stairs rising to first floor, doors to cloakroom, lounge and kitchen,

CLOAKROOM

Frosted double glazed window to front aspect. Low level w.c, hand wash basin, tiled walls and floor, radiator.

LOUNGE

Two double glazed windows to side and rear aspects. Gas fire, radiator.

KITCHEN

Double glazed window to front aspect. Range of floor standing and wall mounted units with roll edge work surface over, single drainer two and a half bowl stainless steel sink, space for fridge/freezer, washing machine and cooker, breakfast bar, wall mounted gas boiler concealed in unit, doors to dining room and annex.

DINING ROOM

Double glazed doors to rear, tiled floor, radiator.

LANDING

Double glazed window to front. Doors to all rooms, airing cupboard housing hot water cylinder

BEDROOM ONE

Double glazed window to rear. Range of built in wardrobes and dressing table, radiator, dressing area.

BEDROOM TWO

Double glazed window to rear, Range of built in wardrobes and dressing table, radiator.

BEDROOM THREE

Double glazed window to front. Range of built in wardrobes and dressing table, radiator.

BATHROOM

Double glazed window to rear. Low level w.c, bidet, hand wash basin, panelled bath, shower cubicle, tiled walls.

OUTSIDE

PARKING

Carport to rear with power and light, up and over door and gated access.

DRIVEWAY

Block paved driveway parking for multiple cars.

GARAGE

Up and over door, power and light, water connection.

REAR GARDEN

Landscaped rear garden with block paved patio and lawn, access to carport/workshop.

ANNEX

HALLWAY

Double glazed doors to front, door to shower room and kitchen.

SHOWER ROOM

Double glazed window to front aspect. Low level w.c. wash hand basin, shower cubicle, airing cupboard housing gas boiler.

KITCHEN

Double glazed window to side aspect. Range of wall mounted and floor standing units with roll edge work surface over, stainless steel single drainer sink, oven and hob with extractor fan over, under counter fridge, underfloor heating, opening to lounge.

LOUNGE

Double glazed doors to garden. Underfloor heating, door to bedroom.

BEDROOM

Double glazed window to garden. Range of built in wardrobes, underfloor heating.



TOTAL FLOOR AREA : 2232 sq.ft. (207.4 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 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.

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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