

Mulburries

Adeyfield Road , Hemel Hempstead, HP2 5DP

£2,350 Per month



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- Three bedroom family home
- Spacious living room
- Large rear family room
- Bright conservatory
- Fitted kitchen
- Ground floor WC
- Family bathroom upstairs
- Good size rear garden
- Ample off-street parking
- Well presented throughout



Mulburries offer to the market a spacious and well-presented three bedroom family home offering over 1,300 sq ft of accommodation, ideal for tenants seeking generous living space both inside and out.



The ground floor comprises a welcoming entrance hall, a bright front living room, a large family/dining room to the rear, a fitted kitchen with a separate kitchen area, a useful ground floor WC and a conservatory overlooking the garden. The layout offers excellent flexibility for modern family living, entertaining or working from





home.

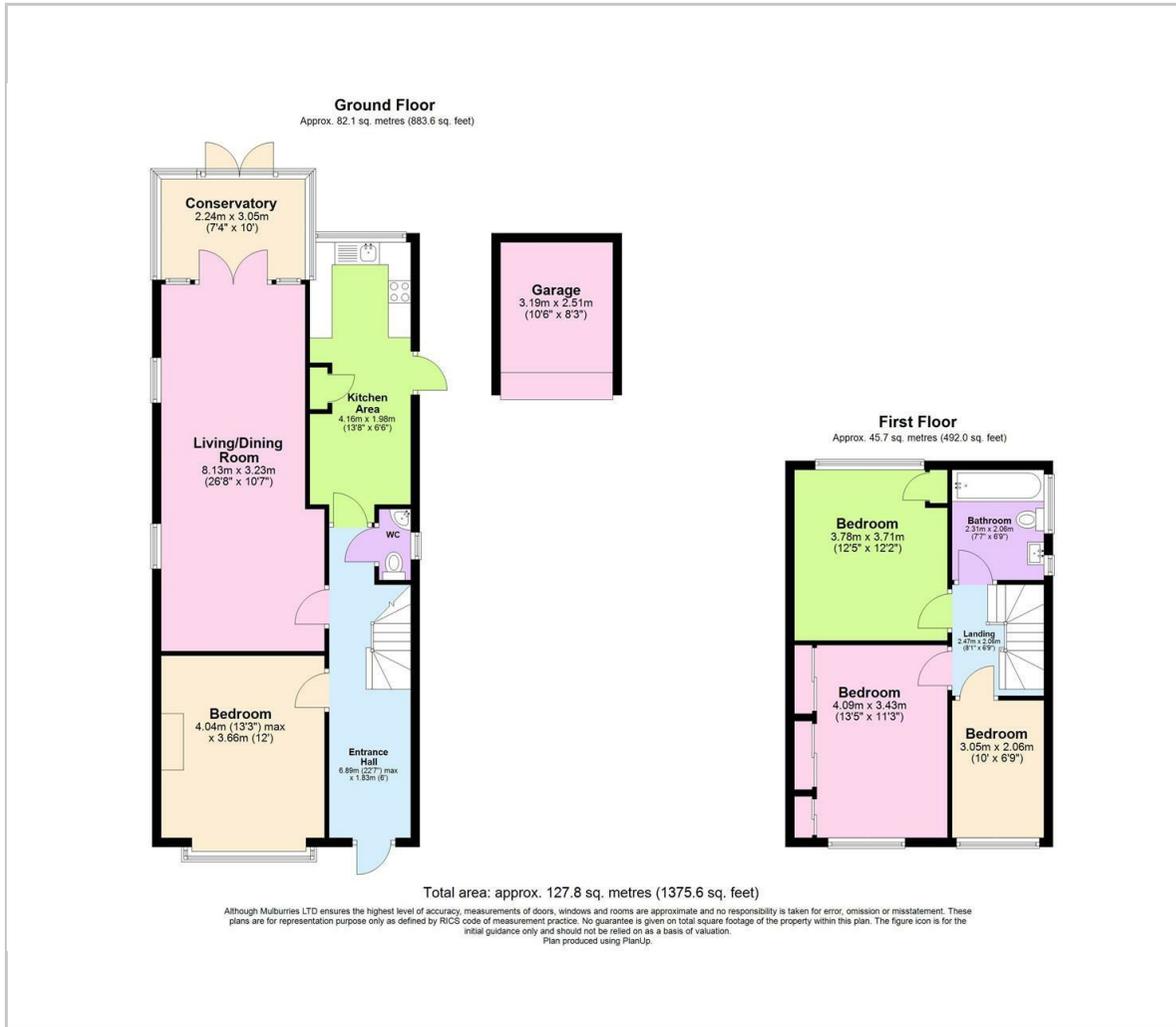
Upstairs, the property benefits from three bedrooms, including two well-proportioned doubles and a further single bedroom, together with a family bathroom and central landing.

Externally, the property enjoys a good-sized rear garden with lawn and patio/pathway areas, providing plenty of outdoor space. To the front, there is ample off-street parking.

Further benefits include neutral décor, good natural light throughout and spacious room sizes.

Early viewing is highly recommended to appreciate the size and versatility of this attractive home.

Floor Plan



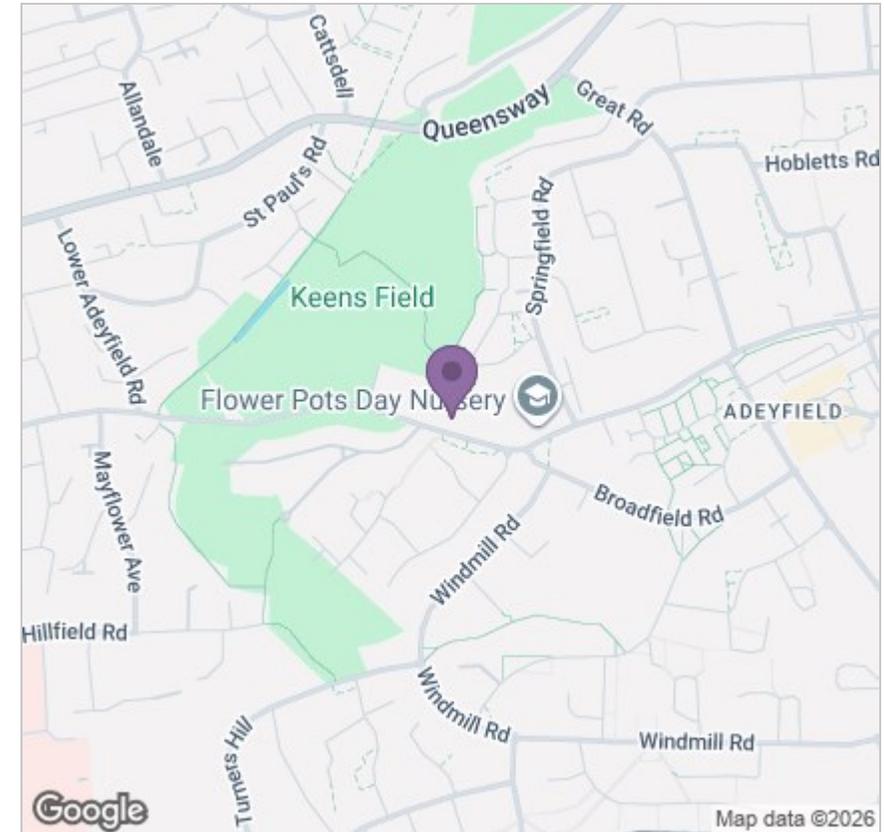
Viewing

Please contact our Mulburries-Lettings Office on 07979497625 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	