

Offers In Excess Of : **£600,000**

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Adeyfield Road, Hemel Hempstead HERTS HP2 5DP

Clements Estate Agents are pleased to offer this truly SUPERB four bedroom EXTENDED Semi-Detached family home offering an excellent range of features including very good decorative order with a modern fitted kitchen and bathroom, spacious room sizes, own driveway to garage, a very large private rear garden and set in this popular location. The property also has planning permission agreed for a Single storey rear extension. VIEWING ESSENTIAL!

- SEMI-DETACHED HOME
- FOUR BEDROOMS
- EXTENDED
- LARGE 140' ft REAR GARDEN
- POPULAR LOCATION



Property Description

A truly SUPERB four bedroom EXTENDED Semi-Detached family home offering an excellent range of features including very good decorative order with a modern fitted kitchen and bathroom, spacious room sizes, own driveway to garage, a very large private rear garden and set in this popular location. VIEWING ESSENTIAL!

FRONT DOOR LEADING TO:

ENTRANCE HALLWAY/OPEN PORCH

Very well decorated with wooden flooring, wall mounted radiator, LARGE built in storage/shoe cupboards, stairs to the first floor with further under stairs storage beneath, doors leading to:

CLOAKROOM

Comprising a low level WC, wall mounted wash hand basin.

LOUNGE 20' 11" x 11' 2" (6.38m x 3.4m)

Well decorated with double glazed French doors and windows to rear leading on to the garden, fitted carpet, wall mounted radiator.

DINING ROOM 13' 7" x 11' 2" (4.14m x 3.4m)

A bright well decorated room with a large double glazed bay window to the front, a feature tiled open fireplace with wooden surround, radiator, fitted carpet.

KITCHEN/BREAKFAST ROOM

15' 11" x 11' 6" (4.85m x 3.51m)

A modern good sized luxury kitchen with an excellent range of wall and floor mounted units, granite work surfaces with a stainless steel sink with drainer and mixer tap, space for a range cooker with extractor hood over, fitted wine rack, double glazed windows to rear, space for a breakfast table, an excellent range of built in cupboards, double glazed door to side, tiled flooring.

MEZZANINE LEVEL

Door to Bedroom two and further stairs leading to the first floor.

BEDROOM TWO 12' 10" x 10' 10" (3.91m x 3.28m)

Well decorated with fitted carpet, double glazed window to front, internal stained glass windows to side, radiator.

FIRST FLOOR LANDING

Well decorated with doors to the bedrooms and bathroom, fitted carpet, entrance to the loft.

MASTER BEDROOM 14' 9" x 10' 2" (4.47m x 3.1m)

Very well decorated with a double glazed bay window to front, a range of fitted wardrobes, fitted carpet, radiator.

BEDROOM THREE 13' 3" x 10' 0" (4.04m x 3.05m)

Well decorated with double glazed windows to rear, fitted wardrobes, fitted carpet, radiator.

BEDROOM FOUR 9' 6" x 7' 0" (2.9m x 2.13m)

Double glazed window to front, radiator, fitted carpet.

BATHROOM

Comprising a panel enclosed bath, walk in shower cubicle with wall mounted shower, pedestal wash hand basin, low level WC, frosted window to side, tiled walls.

OUTSIDE

FRONT GARDEN

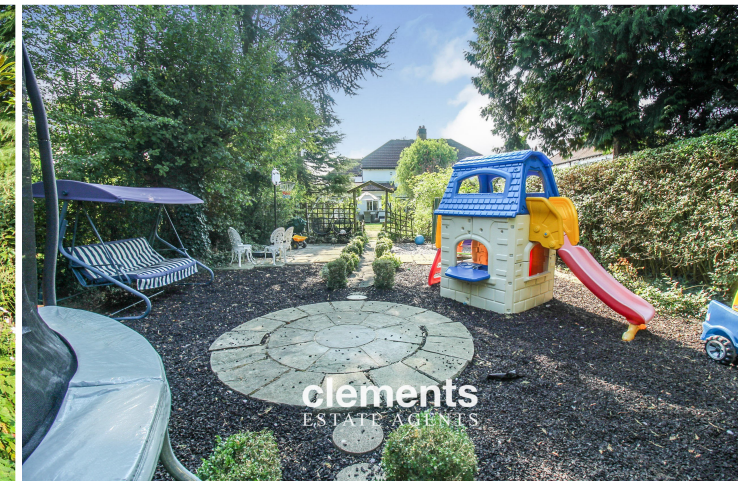
A good sized block paved front garden offering parking for numerous cars, access to the front door and access to the garage.

GARAGE 15' 4" x 10' 0" (4.67m x 3.05m)

Up and over door to front and pedestrian door to the rear leading in to the garden. Power and light.

REAR GARDEN 140' (APPROX)

A very large private rear garden consisting of three sections. The first has a good sized patio and large lawn area. The second comprises a further paved and chipped slate area and the third an open space with various trees and shrubs.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

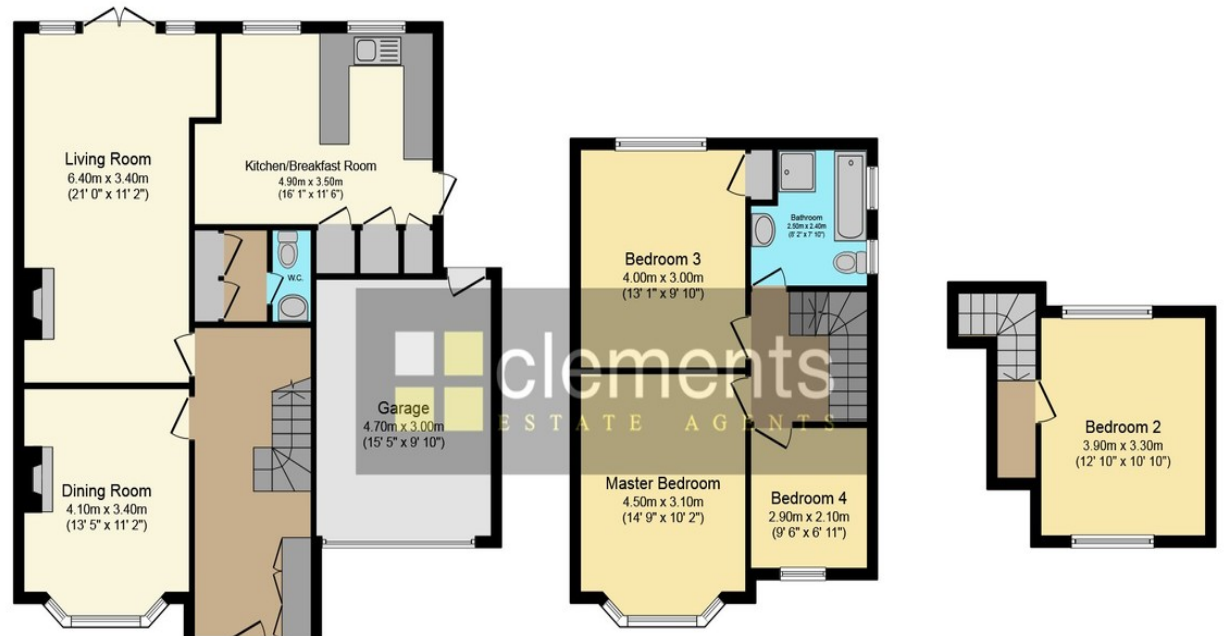
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Ground Floor

Floor area 92.0 sq. m. (990 sq. ft.) approx

First Floor

Floor area 48.0 sq. m. (517 sq. ft.) approx

Mezzanine Floor

Floor area 17.0 sq. m. (183 sq. ft.) approx

Total floor area 157.0 sq. m. (1,690 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements