



Adeyfield Road  
Hemel Hempstead, HP2 5DP

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## Adeyfield Road, Hemel Hempstead

Set back from the road this traditionally built 3-bedroom detached house is a blank canvas, it is in need of internal refurbishment and offers excellent scope for extending.

The property is set on a good size plot with off-road parking and a separate garage. It features a welcoming hallway with stairs to the first floor and doors to the lounge to the front of the property, a dining room with French doors leading onto the sizable rear garden and a kitchen to the ground floor, three bedrooms, a bathroom, and a separate toilet to the first floor.

The house has a rear garden of approximately 120 ft laid to lawn with shrub borders.

Conveniently located in Adeyfield within walking distance of Hemel Hempstead town centre with a range of shops and amenities, it is also a short drive to the M1 motorway and Hemel Hempstead railway station which offers a fast, frequent train service to London Euston.

The property has a new boiler and has been partially re wired but needs new ceilings.

This house presents a fantastic opportunity to create a personalized and spacious family home.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.




## Features

- Detached three bedroom house
- Long rear garden
- In need of refurbishment
- Potential to extend
- Set back from the road
- Great views over Hemel
- Walking distance to town centre
- No chain

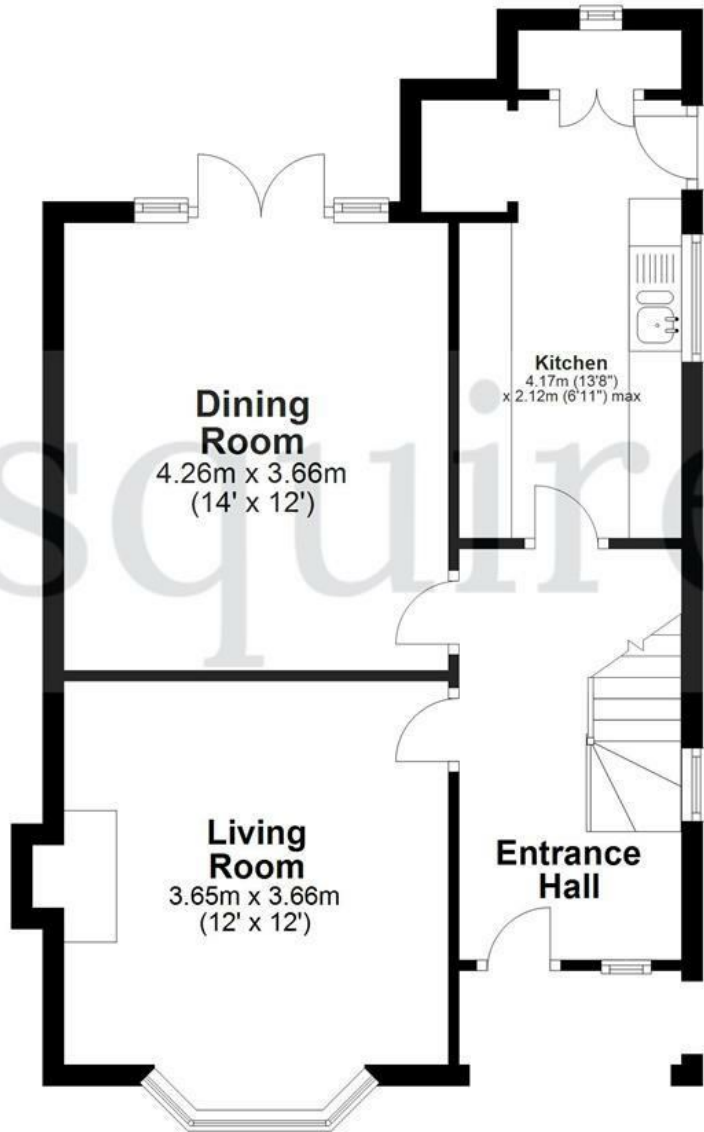
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

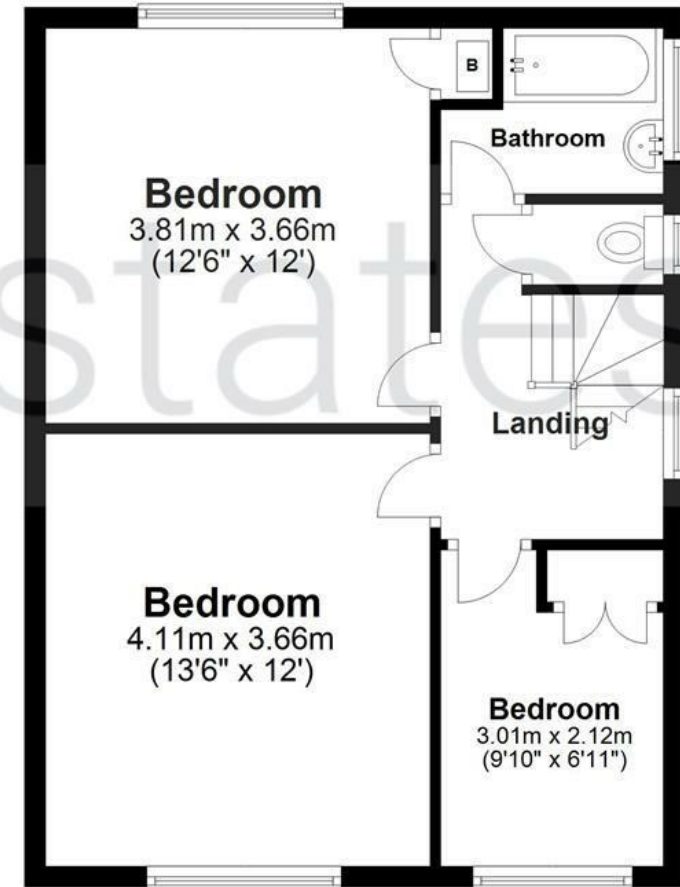
## Ground Floor

Approx. 63.6 sq. metres (684.5 sq. feet)



## First Floor

Approx. 47.0 sq. metres (505.6 sq. feet)



Total area: approx. 110.6 sq. metres (1190.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

