



**FOR
SALE**

Adeyfield Road, Hemel Hempstead

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Immaculate Contemporary 3-Bedroom Detached House - Walking Distance to Town Centre

This stunning modern home is located just a short walk from the town centre, the property offers it offers a high standard of living and off road parking. Upon entering, you'll be greeted by a spacious hallway featuring new real wood flooring, setting the tone for the entire property.

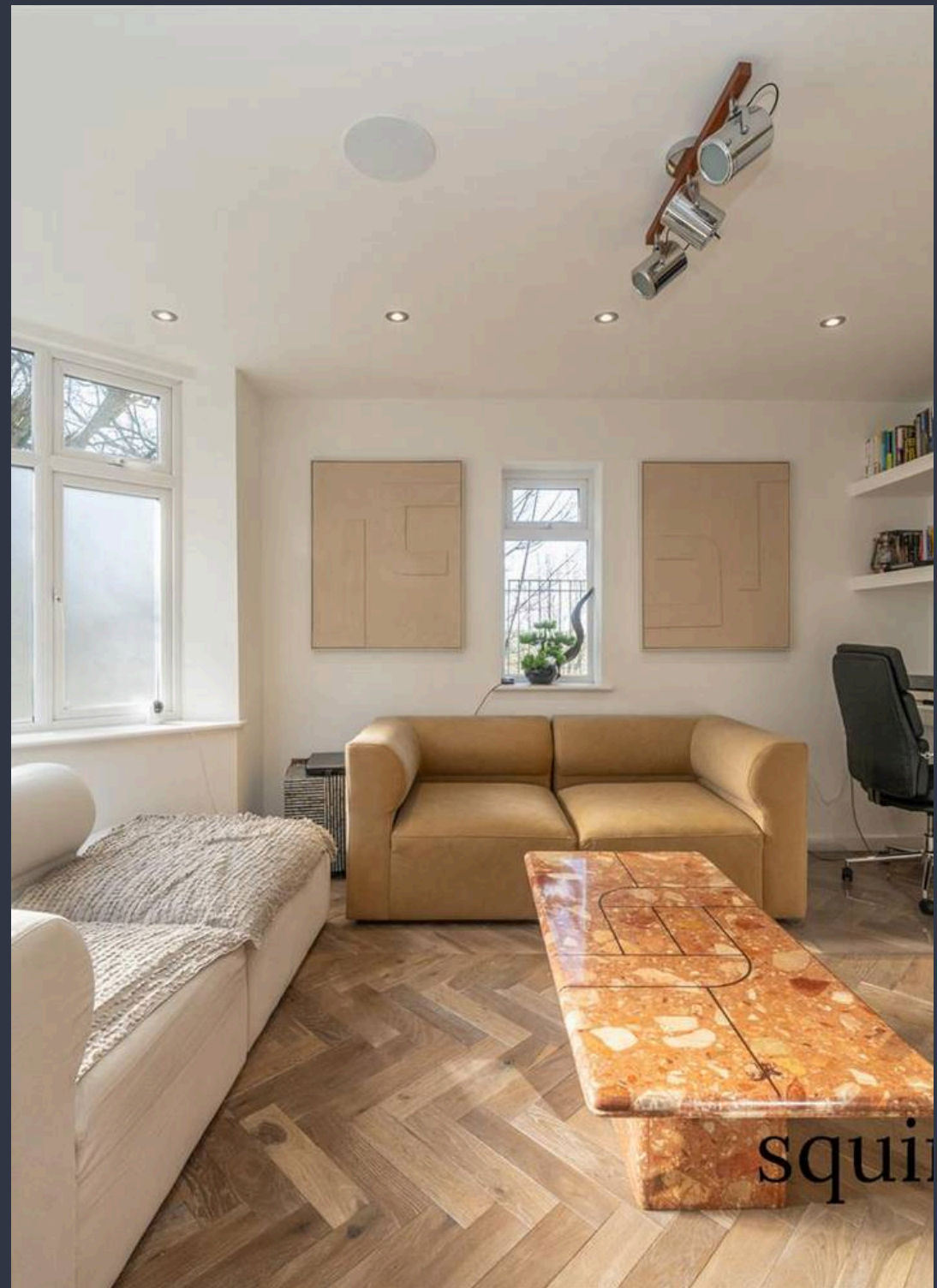
The bright and airy lounge is located to the front of the house, complete with a bay window that invites natural light into the room. The heart of the home is the statement kitchen and breakfast room that spans across the back of the house. This open-plan space is perfect for modern family living, with doors leading directly into the garden, offering a seamless transition between indoor and outdoor living. The kitchen is fitted with contemporary units, built-in appliances, and a sit-up breakfast bar whilst the adjoining snug/dining area adds versatility to the space, perfect for relaxed family meals or entertaining guests.

Additional ground-floor features include a cloakroom and an under stairs cupboard, which houses the server for the smart lighting, 'inbuilt ceiling speakers', 'cctv around home' and 'digital locks' all of which enhance the home's modern appeal.

On the first floor, you'll find three generously sized double bedrooms. The modern bathroom features a shower over the bath, a wall-hung vanity unit with a basin, and a floor-standing WC, creating a sleek and stylish retreat. The first floor also boasts a large cupboard, which presents an versatile space for potential conversion into a usable area.

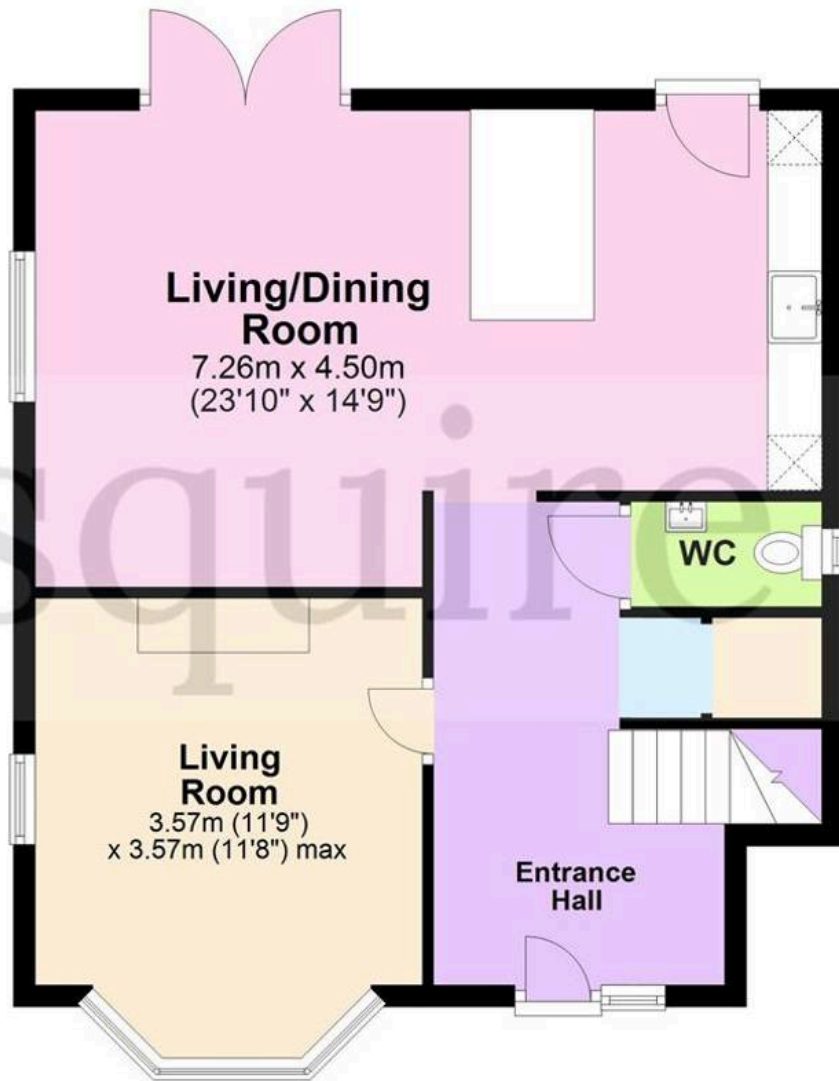
Planning permission was granted in November 2022 for a single storey side extension and partial two storey extension to the front corner of the detached dwelling. Ref 22/02701/FHA, the current owners have already extended the ground floor hallway.

- Statement three bedroom detached house
- Three double bedrooms
- Smart house, controlled lighting and music
- Planning permission for side extension
- Walking distance to town centre
- Contemporary kitchen / diner / snug



Ground Floor

Approx. 57.6 sq. metres (620.1 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.1 sq. feet)



Total area: approx. 114.5 sq. metres (1232.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon.

Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp.



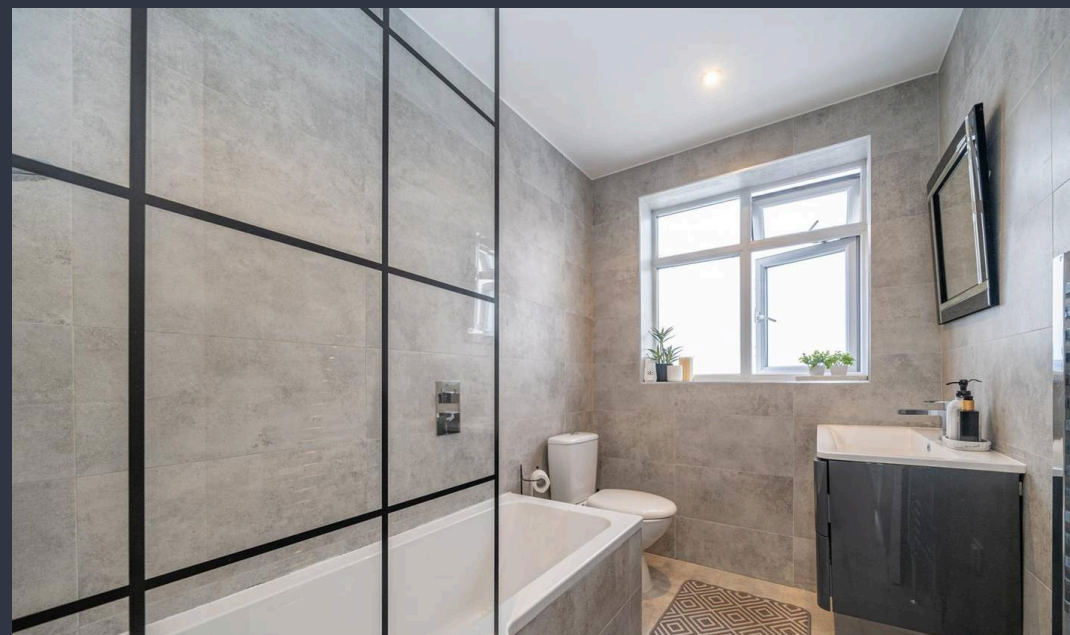
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