



Adeyfield Road  
Hemel Hempstead, HP2 5DP

squire | estates

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## Adeyfield Road, Hemel Hempstead

Squire Estates would like to present this fabulous detached FOUR BEDROOM, two bath/shower room family home finished to a high standard throughout located in a close only a short distance from the town centre, the Old Town and Adeyfield local shops.

To the ground floor is a hallway with a guest cloakroom. Leading off the hall is a spacious lounge which is open plan to the kitchen/dining area . The kitchen is comprehensively fitted with ample high gloss kitchen units and integrated appliances. The dining area benefits from French doors looking over and opening to the garden.

To the first floor the landing leads to four bedrooms, three doubles and one single. The spacious master bedroom has a contemporary style en-suite shower room fitted with a shower, sink unit and a WC. The family bathroom is fully tiled and fitted with a bath, shower, sink and a WC.

Externally is a good size garden mainly laid to lawn with a large patio and off street parking to the front of the house for 2- 3 cars.

This property is situated in Hemel Hempstead, with its comprehensive range of shopping facilities and recreational amenities including, an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants.

The property is a short drive from Hemel Hempstead mainline station with a fast and frequent railway service into London Euston in 24 minutes. Close by are both the M1 and M25 motorways, making the area ideal for commuters.

Close by, Gadebridge Park runs from the northern edge into the heart of the town along the Gade valley, providing acres of space for recreation, including bowls, splash area, skate park and childrens play area. Highly regarded primary, secondary and independent schools including Abbot's Hill School for Girls and Lockers Park School for Boys are within close proximity.

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

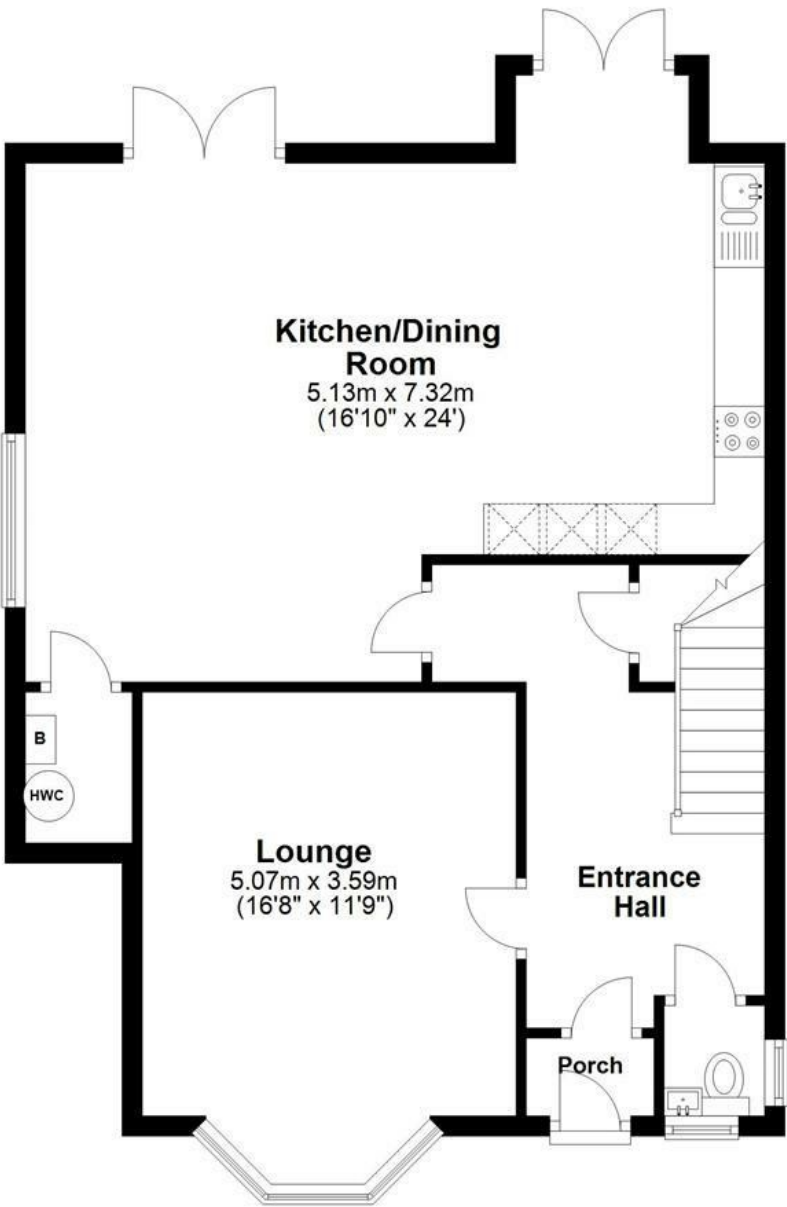
- Stylish REFURBISHED family home
- Four bedrooms
- Two bath/shower rooms
- Large lounge
- High gloss kitchen/breakfast room
- Rear garden
- Off street parking
- Contemporary fittings throughout
- Engineered wood .
- Close to Town Centre and the Old Town

## 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		86
(81-91) B		
(69-80) C		54
(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

**Ground Floor**



**First Floor**

