



Adeyfield Road  
Hemel Hempstead, HP2 5DP

squire | estates

---



## Adeyfield Road, Hemel Hempstead

A REFURBISHED THREE BEDROOM DETACHED HOUSE finished to a high specification, located in a popular area of Hemel Hempstead within walking distance to the town centre. The property includes OFF STREET PARKING. **\*\*NO CHAIN\*\*** With planning permission granted for Single storey side extension and partial two storey extension to the front corner of the detached dwelling.

Downstairs you will find an open plan kitchen/ dining room providing the perfect space for hosting family and friends. The modern integrated kitchen is finished to a high specification making prepping and cooking meals simple. Walk through the French doors to the garden with patio and a low maintenance grass area, an amazing setting for a summer BBQ! Separately, you'll find a cosy lounge area with bay windows facing toward the front of the property. The ground floor also has a guest toilet.

The first floor includes three double bedrooms, the master bedroom and third bedroom overlooking the rear of the property and the second toward the front. Each room will have a cream carpet allowing you to sink your feet in first thing in the morning. The modern part tiled family bathroom comprises of a bath, a vanity unit and a WC.

Adeyfield has become more sought after since the development of different areas within the Maylands Industrial Estate, which is close by. The M1 is very close to Adeyfield, making it perfect for commuters. Adeyfield is home to Queens Square, with a fantastic parade of varied shops and is also close to Hobletts Manor and The Adeyfield Academy.

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.

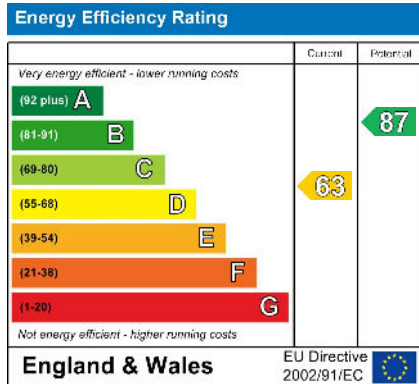


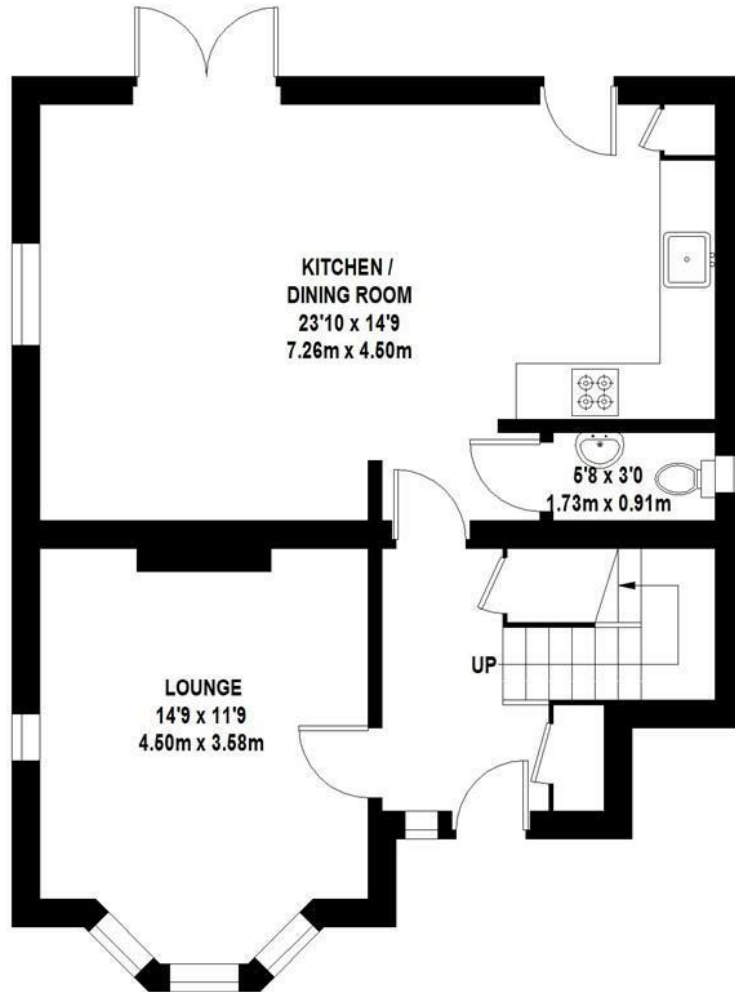
## Features

- Three Double Bedrooms
- Contemporary fittings throughout
- Two Parking Spaces
- High gloss fully applianced kitchen
- Engineered wood / luxury carpet floors
- Close to Town Centre
- Council Tax Band F
- Downstairs WC

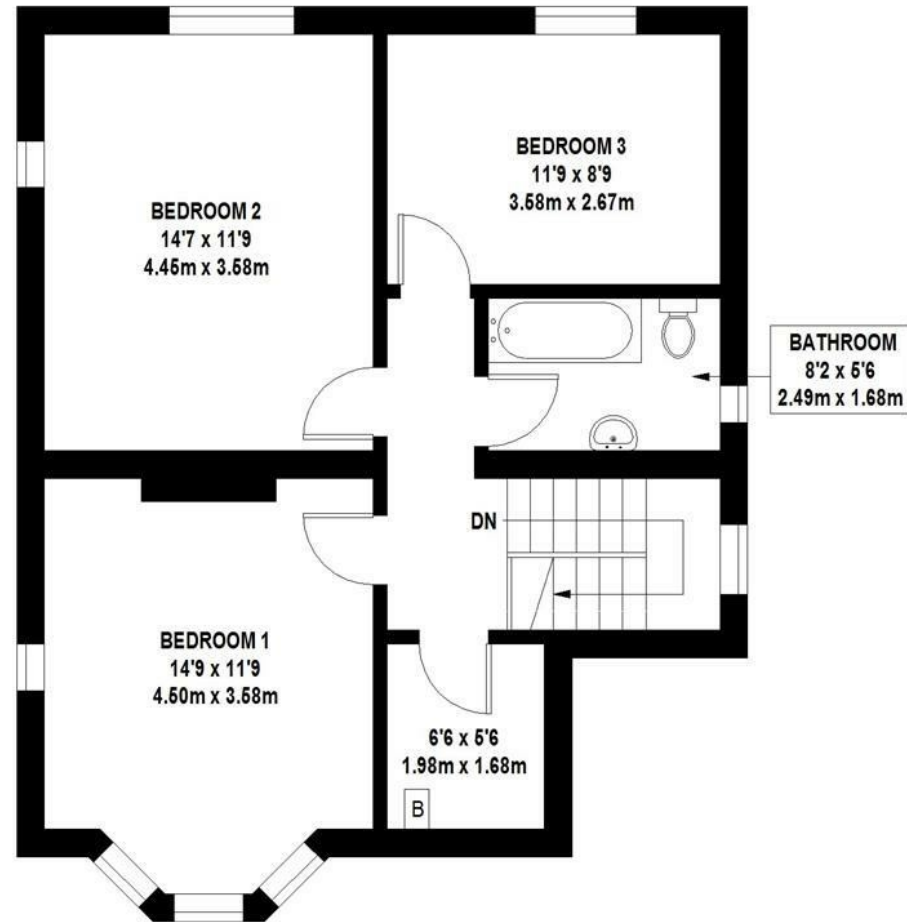
## To Book a Viewing

Please contact Squire Estates on 01442 233533.





**GROUND FLOOR**



**FIRST FLOOR**

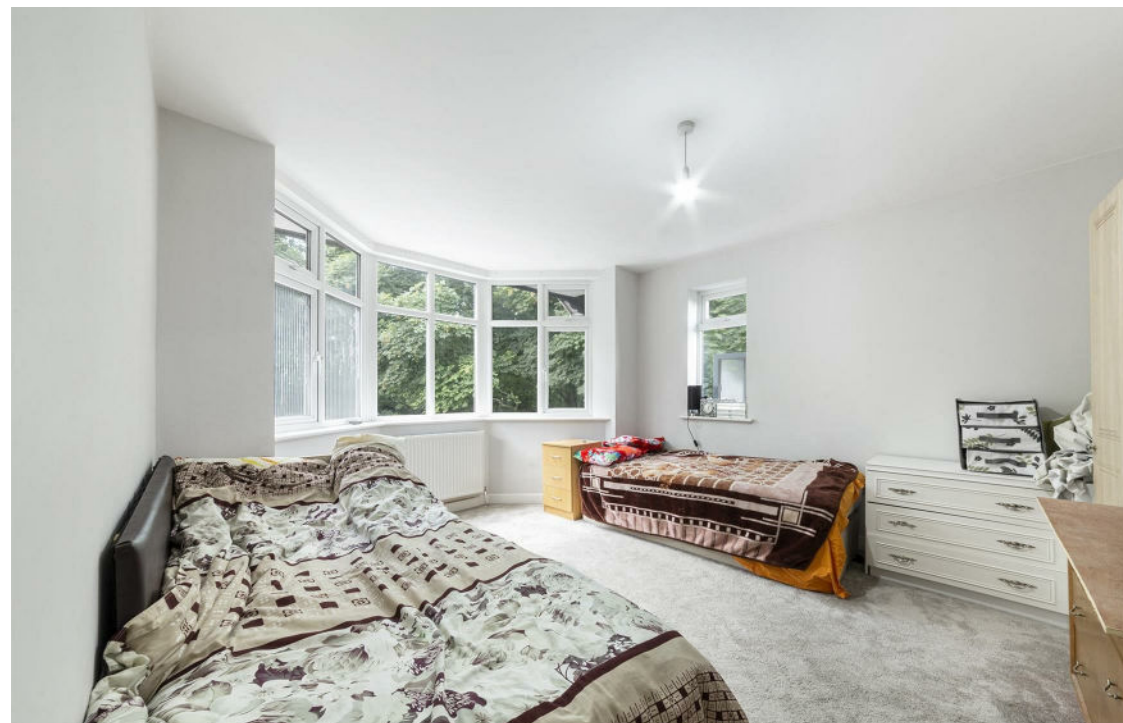
**TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (117.0 SQ.M)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

© 2021 (ID775711)





67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE  
01442 233533 | [www.squirestates.co.uk](http://www.squirestates.co.uk)