



Connells

Adeyfield Gardens
HEMEL HEMPSTEAD



Property Description

A beautifully presented two-bedroom mid-terrace home located in the sought-after Adeyfield area, offering modern and stylish living throughout. The property is in excellent condition, finished with a sleek, contemporary design, making it ideal for first-time buyers, downsizers, or investors.

The accommodation comprises a bright and welcoming living space, a well-appointed modern kitchen, and two generously sized bedrooms. The home further benefits from a separate WC and bathroom, providing added convenience for everyday living.

Externally, the property offers on-street parking and enjoys a popular residential setting close to local shops, amenities, and transport links. There is also excellent potential to do a rear extension (subject to the necessary planning permissions), allowing buyers the opportunity to further enhance and add value.

A fantastic opportunity to secure a move-in-ready home in a desirable location.

Front Garden

Manicured lawn and path leading to front door.

Entrance Hall

Parquet flooring though out, double glazed

window and radiator.

Lounge

Parquet flooring continues throughout, with a double glazed sliding door leading to the garden, a double glazed bay window to the front aspect, radiator, and TV point.

Kitchen/Diner

Under-stairs cupboard providing storage and housing the boiler. The sleek, panelled kitchen units offer a modern finish, complemented by a double glazed window to the front aspect. There is space for a washing machine, dishwasher, and fridge freezer, along with a gas oven and cooker hood. Double glazed patio doors lead out to the garden.

Landing

Newly fitted carpets, double glazed window, and access to the loft.

Bedroom 1

Double glazed window to front aspect, TV point, radiator, fitted wardrobes, newly fitted carpets, and a useful storage cupboard.

Bedroom 2

Double glazed window, fitted wardrobes, newly fitted carpets and radiators.

Bathroom

Modern bathroom featuring part tiled walls, a double glazed window, bath with overhead shower, and wash hand basin.

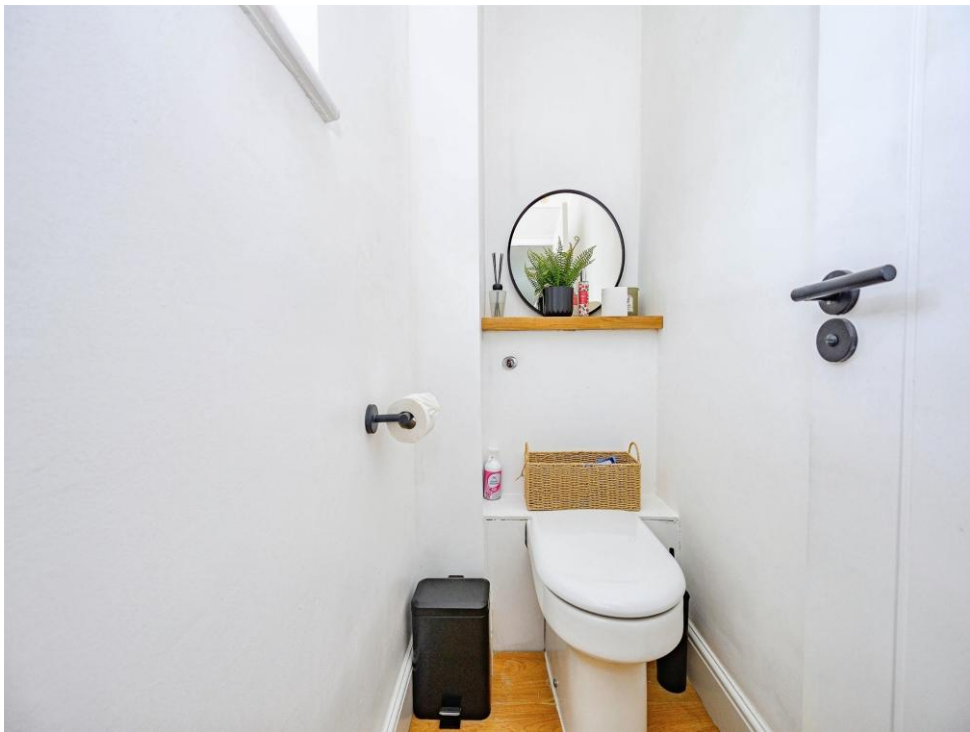
W/C

Single glazed window, w/c.

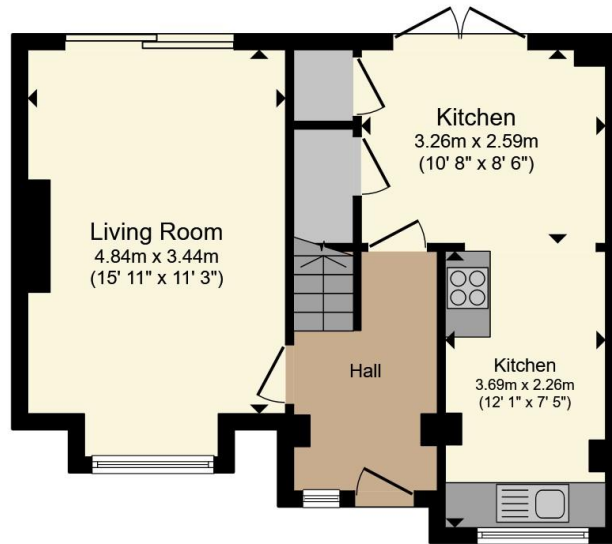
Rear Garden

Patio seating area, pathway leading to the rear of the garden, well-maintained lawn, and garden shed.

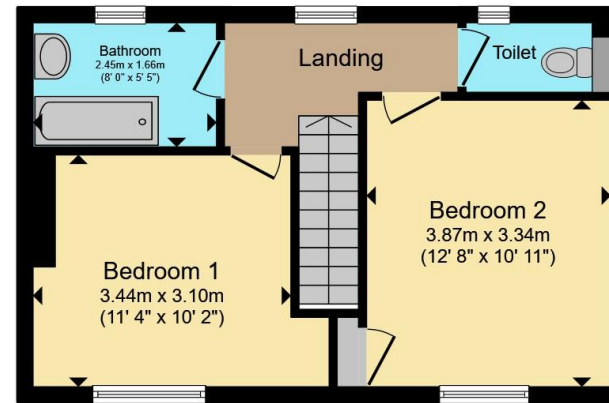








Ground Floor



First Floor

Total floor area 81.3 m² (875 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01442 216 633

E hemel Hempstead@connells.co.uk

45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HEM312731



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HEM312731 - 0004