

Connells

Lower Adeyfield Road
Hemel Hempstead

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Hemel Hempstead HP2 5DG

for sale offers in excess of
£450,000







Property Description

An excellent opportunity to acquire this attractive three-bedroom semi-detached family home, conveniently positioned close to Hemel Hempstead Town Centre. The property boasts well-proportioned accommodation including a welcoming lounge, separate dining room, and a practical downstairs shower room.

Externally, the home benefits from driveway parking and a substantial rear garden, providing ample space for family enjoyment and outdoor entertaining.

Ideally located within walking distance of the Town Centre, sought-after schooling, Gadebridge Park, and the historic Old High Street.

Viewing is highly recommended to fully appreciate all this property has to offer.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Driveway

Dropped kerb.

Entrance Hall

Double glazed door and radiator.

Study

Double glazed window and radiator.

Dining Room

Double glazed window to the front aspect, feature gas fireplace, radiator, and a useful understairs storage cupboard. A comfortable and inviting reception room with ample space for family living and relaxation.

Kitchen

Two double glazed windows, fitted with a range of wall and base units providing ample cupboard and storage space, integrated gas oven and hob, space and plumbing for a washing machine and dishwasher, wall-mounted central heating boiler, radiator, and complementary work surfaces. A bright and practical kitchen offering excellent storage and workspace.

Living Room

Double glazed window and double French doors opening onto the rear garden, allowing plenty of natural light and direct access to the outdoor space. Radiator and TV point. A bright and versatile room, ideal for family dining and entertaining.

Shower Room

Fully tiled and fitted with a walk-in shower, low-level WC, and wash hand basin. Heated towel rail. A modern and well-presented shower room, providing a practical addition to the ground floor accommodation.

Landing

Double glazed window.

Bedroom 1

Double glazed windows and radiator.

Bedroom 2

Two double glazed windows and radiator.

Bedroom 3

Double glazed window and radiator.

Bathroom

Double glazed window, panel-enclosed bath with overhead shower, wash hand basin, low-level WC, radiator, airing cupboard, and part-tiled walls. A well-proportioned family bathroom fitted with a practical three-piece suite.

Rear Garden

Generous rear garden comprising a patio seating area leading to a gravel section and a well-maintained lawn. A second patio area provides additional space for outdoor dining and entertaining. The garden is completed by a useful garden shed, offering excellent storage.







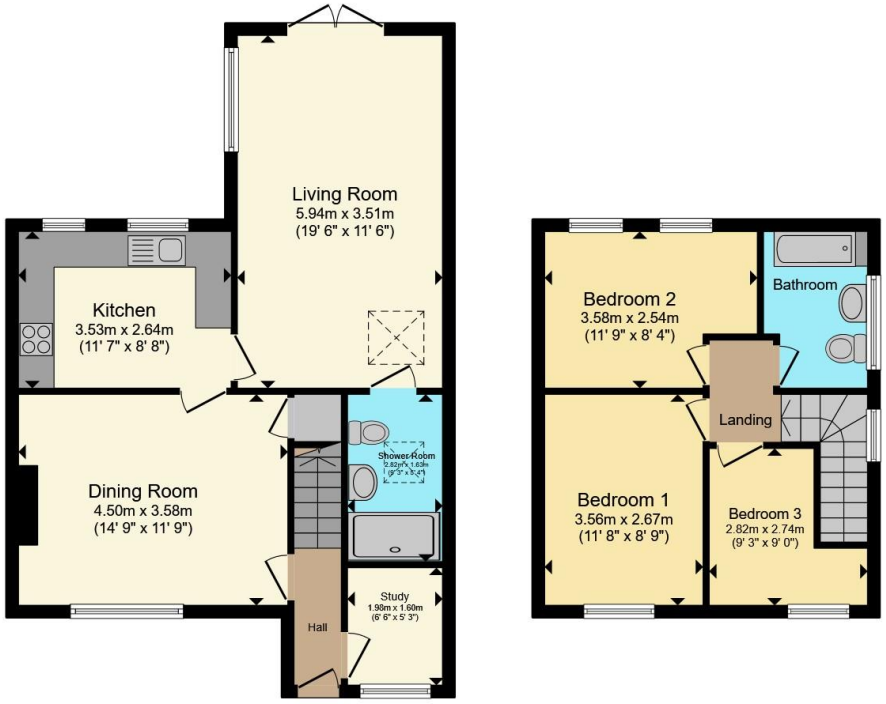

FECKIN
EEJIT
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Ground Floor **First Floor**

Total floor area 93.9 m² (1,011 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

Connells

To view this property please contact Connells on

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EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HEM312307

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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.

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