

64 Masons Road  
Adeyfield  
HP2 4QS

David  
**Doyle**  
Sales and Lettings

Offers in Excess of £600,000 Freehold



David Doyle are delighted to offer to the sales market this exceptional extended three double bedroom/two bathroom property with extensive off street parking situated in this rarely available Adeyfield location close to excellent amenities and travel links. The property has been updated and reconfigured by its current owners to offer spacious and flexible accommodation in excess of 1700 sq ft and comprises a generous entrance hall with doors to a guest WC, a lovely living room with an open fire and cast iron fireplace, a stylish fitted kitchen arranged with a vast range of wall and base units, integrated appliances, coordinating work surfaces, breakfast bar, a larder cupboard and a utility room with space and plumbing for white goods. Accessed from the kitchen is the lovely dining/family room with french doors opening to the garden and a further door to a very useful office. To the first floor is a particularly generous landing with loft access and doors to three double bedrooms, the master with built in wardrobes and bedroom two with an en suite shower room. Finishing the first floor accommodation is the family bathroom, refitted with a white suite, chrome sanitary ware and part tiled walls. Externally, the rear garden is of good size and pleasantly arranged with decked and patio seating areas, a well maintained lawn with fenced boundaries. To the gardens end is a large annexe/studio with light, power and insulation which offers very versatile space and has potential to add plumbing. Side access from the garden leads to the front of the property which offers a driveway providing excellent off street parking facilities for multiple

vehicles. With further benefits including gas central heating and double glazing, we highly recommend an internal viewing of this beautiful property.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Extended Three Double Bedroom Family Home

Driveway

Exceptional Order Throughout

Refitted Kitchen

Two Bathrooms

Annexe To Rear Garden

Close To Shops & Amenities

Utility Room & Office

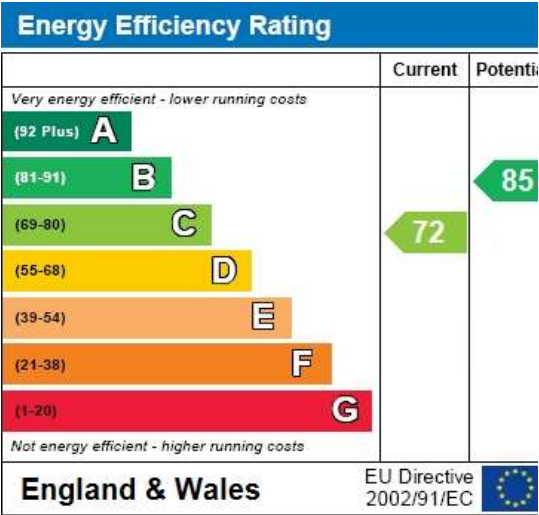
Viewing Advised

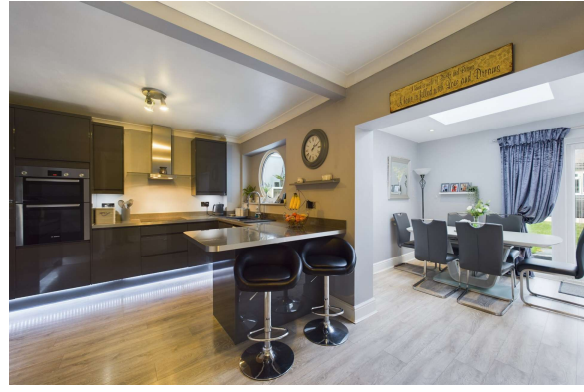
Council Tax Band D

Tenure -Freehold



Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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Approximate year built? 1965

Council Tax Band D

This year council tax charge 2066.26

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Fibre

What parking facilities does your property have Private/driveway

Please state any costs per annum for parking 0

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

Boiler age, when serviced? Boiler serviced annually