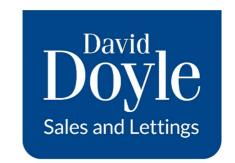
## 231 Windmill Road Adeyfield HP2 4BY



Price £425,000 Freehold



David Doyle are pleased to offer to the sales market this well proportioned three bedroom semi detached family home with a garage and shared driveway situated in this popular Adeyfield location close to excellent amenities and highly regarded schooling. Presented in good order throughout yet with scope to update and extend subject to the necessary planning consents. The accommodation is pleasantly spacious and comprises a hallway leading to a well proportioned living room with a gas fire, a separate dining room with patio doors providing access and lovely views of the rear garden, a fitted kitchen with ample units providing excellent cupboard space, work surfaces, space for white goods and a very useful understairs storage cupboard. To the first floor is a landing with loft access and doors to three well proportioned bedrooms, the master of particularly impressive size and with a range of fitted wardrobes. Finishing the accommodation is the fully tiled family bathroom. Externally, the rear garden is a real feature of the property being particularly generous in size and mainly laid to lawn with mature trees, colourful plants and shrubs, a brick built WC and shed providing excellent storage facilities, fenced boundaries and side access to the front of the property offering a shared driveway and leading to the garage providing excellent off street parking facilities. Coming to the market for the first time in many years and with the benefits of gas central heating and double glazing, we highly recommend a viewing of this

rarely available property.

## Three Bedroom Family Home Garage

Popular Adeyfield Location

Close To Schools & Amenities

Good Condition With Scope To Update

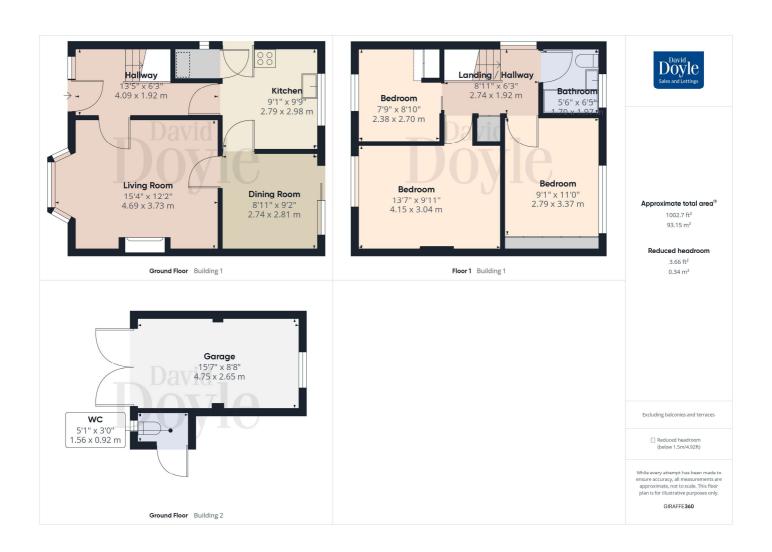
Extension potential (STNPC)

**Two Reception Rooms** 

Viewing Advised

Council Tax Band D

Tenure -Freehold



## Scan here for more details



















## CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from informalition informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/les.