

13 Farland Road
Adeyfield
HP2 4RS

David
Doyle
Sales and Lettings

Offers in Excess of £425,000 Freehold



A very well presented three bedroom family home located in this prime Adeyfield situation conveniently located for local shops, sought after schooling, amenities and travel links. The accommodation is extended to the ground floor and the accommodation comprises an entrance hall with stairs to the first floor and a door to a bright living room opening to a beautifully refitted kitchen/breakfast room arranged with a vast range of wall and base units, integrated appliances, coordinating quartz work surfaces with a breakfast bar and bi fold doors opening to the rear garden. accessed from the kitchen is a very useful utility room with space and plumbing for white goods, further built in units and a guest WC. The first floor boasts a landing with loft access and doors to two double bedrooms, a third bedroom, currently used as a study and the family bathroom fitted in a contemporary white suite with chrome fittings. Externally, the rear garden is beautifully landscaped and pleasantly arranged with patio seating areas, a lawn, shed, fenced boundaries and gated side access. To the front of the property is a large driveway providing off street parking for multiple vehicles. This rarely available bright and spacious family home is presented to the market in good condition and the versatile living space makes it perfect for a growing family. An appointment to view is highly recommended.

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, superbly presented 3 Bedroom EOT home

Highly sought after residential situation

Convenient for local amenities & Travel Links

Open plan Kitchen/Dining/Family Room with vaulted ceiling and bi-fold doors.

Utility Room. Downstairs cloakroom

Scope To extend in to the loft (STNPC)

Double glazing. Gas heating to radiators.

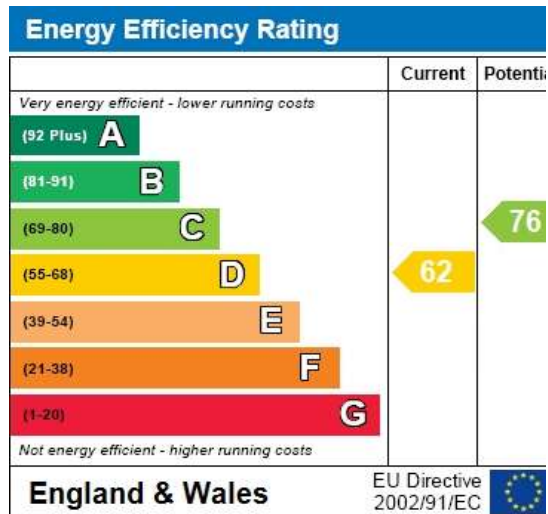
Driveway.

Low maintenance rear garden

Viewing Advised

Council Tax Band C

Freehold





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

13 Farland Road, Hemel Hempstead, Hertfordshire, HP2 4RS

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1965
Council Tax Band	C
This year council tax charge	£1900
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

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