

11 Adeyfield Gardens

Adeyfield

HP2 5JX

OIEO £550,000 Freehold

David  
**Doyle**  
Sales and Lettings



A rarely available two bedroom bungalow with a garage and driveway situated in this popular residential location close to excellent amenities, highly regarded schooling and travel links. The property has been updated to a high specification and is tastefully decorated throughout. The accommodation comprises a generous porch opening to the bright lounge with quality wide plank flooring, a gas/coal burning fire and doors to two bedrooms, the master with a range of fitted wardrobes and bedroom two currently used as a dining room with french doors opening to the dual aspect conservatory, a fully tiled family bath/wet room and a refitted kitchen offering a vast range of wall and base units, a pull out breakfast bar, integrated appliances and space and plumbing for white goods. Also accessed from the living room is the generous loft space with a fitted wooden ladder which is insulated and part boarded and has scope to convert to a useable living space subject to the necessary planning consents. Externally, the property is situated on a generous plot and has an attractive mature rear garden arranged with a patio seating area and gated access to the lawned area with mature plant and shrubs, a shed and a garden room/cabin to the gardens end which could be used as a home office as it is insulated and has light and power. To the front of the property is an extensive brick blocked driveway providing excellent off street parking facilities and a further driveway leading to the garage which also benefits from light and power. Offered in excellent condition and with the benefit of wider doors making it easily accessible and high quality fixtures and fittings throughout, this beautiful property is a must see. NO UPPER CHAIIN

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.

Two Bedroom Bungalow

Extensive Driveway & Garage

Generous Garden

Excellent Condition Throughout

Wheelchair Friendly

Quality Fixtures & Fittings

New Boiler Fitted 2021

Popular Adeyfield Position

Viewing Advised

NO UPPER CHAIN

Council Tax Band C

Freehold

## Ground Floor

Approx. 91.8 sq. metres (988.5 sq. feet)



Total area: approx. 91.8 sq. metres (988.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

Scan here for more details






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

# 11 Adeyfield Gardens, Hemel Hempstead, Hertfordshire, HP2 5JX

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.

 <b>Material information</b>	
Name of person completing form	Tamara Daipanagiotis
Address of property to be marketed	Street Address: 11 Adeyfield Gardens City: Hemel Hempstead Postal / Zip Code: HP2 5JX
Email	<a href="mailto:stovuspimus@aol.com">stovuspimus@aol.com</a>
Times?	No.
alarm, knack with keys/doors?	No.
additional keys?	In wall mounted key cupboard in kitchen labelled 'Home Sweet Home'.
onward move?	Moving to a house.
CCTV, Ring Doorbell, etc?	No.
How long	18 months.
alterations, when and what?	Installation of double glazed sliding doors. Work completed 11/5/2023.
planning permissions?	No.
boiler, age, when serviced?	Worcester combi boiler. Installed 2021. Last service 2/1/2023.
any pets any instructions?	No.

loft boarded?	Yes
ladder?	Yes
look in the loft?	Yes
Are you happy with the details prepared for your property?	Yes
Are you happy for your property to go live on all of our advertising portals?	Yes
Does your property have an EPC? If no has an EPC been commissioned by qualified assessor	Yes
Approximate year built?	1947
Council Tax Band	C
This year council tax charge	£1925.37p
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 to the cabinet FTTC
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway Garage
Please state any costs per annum for parking	Nil.

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?	Yes
If yes please state what restrictions are in place.	The Land is subject to apportioned rent charge in lieu of Great and Small tithe. No building to be erected higher than 18 feet nearer to the centre of the existing road.
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

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 information 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 whatsoever in relation 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/ies.