

# 01442 933450



## Adeyfield

**Offers over £420,000** **hometruth**

A deceptively spacious and well presented four double bedroom home in excess of 1550 sqft . Refurbished throughout benefitting from a large living/dining room, good size bedrooms, re fitted bathroom, parking and rear garden in excess of 75ft. Walking distance to town and open fields. No upper chain.

**PORCH : ENTRANCE HALL : LIVING/DINING ROOM : KITCHEN :  
CONSERVATORY : LANDING : THREE DOUBLE BEDROOMS :  
BATHROOM : FURTHER DOUBLE BEDROOM : REAR GARDEN : FRONT  
GARDEN : PARKING**



- ❖ Internal space in excess of 1550 sq ft
- ❖ Four double bedrooms
- ❖ Situated in a tucked away location
- ❖ Two parking spaces & further communal spaces
- ❖ Convenient for town centre and local amenities
- ❖ Large living/dining room
- ❖ Newly fitted bathroom
- ❖ Rear garden in excess of 75 ft
- ❖ A stone's throw to open field
- ❖ No upper chain



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# Mountfield Road, Adeyfield, Hemel Hempstead, HP2 5DX



Sliding double glazed front door to:

## PORCH

Double glazed door to:

## ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, radiator, coving to ceiling, window to porch, door to kitchen and:-

## LIVING/DINING ROOM

Coving to ceiling, two radiators, halogen spot lights, sliding double glazed door to:

## CONSERVATORY

Double glazed windows and door to rear, ceramic tiled flooring.

## KITCHEN

Fitted with floor and wall mounted units with work surface over, space and plumbing for washing machine, space for cooker, space for fridge/freezer, radiator, boiler, stainless steel sink unit with mixer tap, part-tiled walls, ceramic tiled flooring, double glazed window to front.

## FIRST FLOOR - LANDING

Radiator, coving to ceiling, stairs to second floor, understairs storage cupboard, doors to bedrooms and bathroom.

## BEDROOM ONE

Coving to ceiling, radiator, built-in wardrobe.

## BEDROOM TWO

Coving to ceiling, radiator, double glazed window to rear.

## BEDROOM THREE

Coving to ceiling, radiator, double glazed window to rear.

## BATHROOM

Brand new suite comprising panelled bath with mixer tap, wall mounted shower, screen, full pedestal basin with mixer tap, close coupled WC. Chrome heated towel rail, part tiled walls, extractor fan, ceramic tiled flooring.

## SECOND FLOOR - LANDING

Velux window, door to:

## BEDROOM FOUR

Eaves storage, radiator, loft hatch, two velux windows.

## REAR GARDEN

In excess of 75 ft, pebbled area, patio, lawn, paved path and steps to raised lawn area. Brick wall and steps to further raised lawn area, fenced at boundaries.

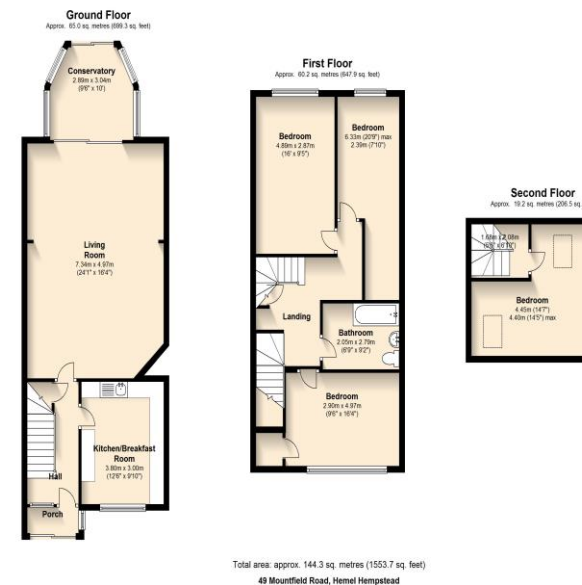
## FRONT GARDEN

Lawn, shingle, hard stand area, steps and pathway to front door, small brick wall to front.

## PARKING

Two hardstanding parking spaces and communal parking areas.

EPC Summary: EER D (64/76) EIR D (66/72)



### Important Notice

Although these particulars, together with any photographs and/or any floor plans, are intended to give a fair description of the property, they do not form any part of a contract. The Vendors, their Agents, Home Truth and persons in their employ do not give any warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the Agent. All negotiations should be conducted through Home Truth.

[enquiries@hometruthproperties.co.uk](mailto:enquiries@hometruthproperties.co.uk)

Home Truth Properties Ltd, Imex, 575-599 Maxted Road, Hemel Hempstead, Hertfordshire, HP2 7DX