

# 01442 933450



## Adeyfield

### £275,000



A two double bedroom home situated in this convenient location for local amenities & schools. Offering living/dining room, kitchen, two double bedrooms, bathroom, driveway parking & rear garden backing onto playing fields. Easy access to town centre, industrial estate & M1 motorway. No upper chain.

**ENTRANCE HALL : LIVING ROOM : KITCHEN : LANDING :  
TWO DOUBLE BEDROOMS : BATHROOM :  
REAR GARDEN : DRIVEWAY**



- ❖ Two bedroom mid terrace
- ❖ Two double bedrooms
- ❖ Gas central heating & double glazing
- ❖ Walking distance to local amenities & schools
- ❖ No upper chain
- ❖ Driveway parking
- ❖ Living/dining room with sliding door to garden
- ❖ Rear garden backing onto to playing fields



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# Everest Way, Adeyfield, Hemel Hempstead, HP2 4HY



## STORM PORCH

Double glazed front door to:

## ENTRANCE HALL

Stairs to first floor, under stairs storage cupboard and part glass panelled doors.

## LIVING/DINING ROOM

Gas fire with back boiler, two radiators, double glazed window to front and double glazed sliding door to rear.

## KITCHEN

Fitted with floor and wall mounted units, cooker with extractor hood over, freezer, space and plumbing for washing machine, space for fridge freezer and sink unit with mixer tap. Serving hatch to living/dining room, part tiled walls and double glazed door to rear.

## FIRST FLOOR - LANDING

Access to loft void, doors to bedrooms and bathroom.

## BEDROOM ONE

Built in wardrobe, radiator and two double glazed windows to front.

## BEDROOM TWO

Radiator and double glazed window to rear.

## BATHROOM

Suite comprising panelled bath with mixer tap, screen and wall mounted shower. Wall mounted basin, low level W/C, airing cupboard, fully tiled walls, radiator and frosted double glazed window to rear.

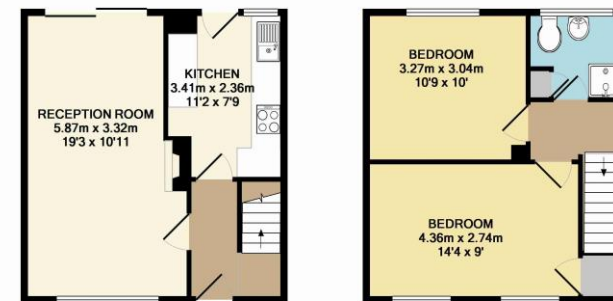
## REAR GARDEN

Mainly laid to lawn with patio, shrubs and trees, two brick built storage sheds, outside cold tap and gate to shared side access.

## FRONT

Driveway, raised shrub beds and pathway to shared side alley.

EPC Summary: EER D (62/88) EIR D (61/89)



GROUND FLOOR  
APPROX. FLOOR  
AREA 31.5 SQ.M.  
(339 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 31.6 SQ.M.  
(340 SQ.FT.)

EVEREST WAY  
TOTAL APPROX. FLOOR AREA 63.1 SQ.M. (679 SQ.FT.)

This Plan is to be used for illustrative Purposes Only. Measurements are Approximate. Not to Scale.  
No Responsibility will be taken for any omissions or errors shown.  
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