

59 Adeyfield Gardens, Hemel
Hempstead, Hertfordshire,
HP2 5JY

David
Doyle
Sales and Lettings

Price £475,000 Freehold



This beautifully presented 3 double bedroom family home with extensive off road parking, a pleasantly private rear garden is conveniently located for local shops, schools and amenities.

The ground floor is arranged with a lounge dining room, kitchen breakfast room, utility / office, a downstairs shower room, a porch and a welcoming entrance hall with an under stairs storage cupboard and stairs leading to the first floor. The kitchen is fitted with a range of matching shaker style wall and floor mounted units comprising both cupboards and drawers, colour coordinated work surfaces and colour coordinated tiled splash backs.

The first floor features 3 double bedrooms and a shower room. Both bedroom 1 and 2 benefit from fitted wardrobes and the shower room is fitted in white with chrome fittings.

To the front of the property is a generous brick block driveway that offers excellent off road parking facilities.

The rear garden is pleasantly private and landscaped with two patio seating areas for outside entertaining areas, variegated herbaceous borders, an area laid to lawn, fenced boundaries and a garden shed.

With NO UPPER CHAIN viewing 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.

Beautifully presented 3 double bedroom family home

Conveniently located for local shops, schools and amenities

Lounge dining room

Kitchen breakfast room

Utility / office

First floor and ground floor shower rooms

Pleasantly private rear garden

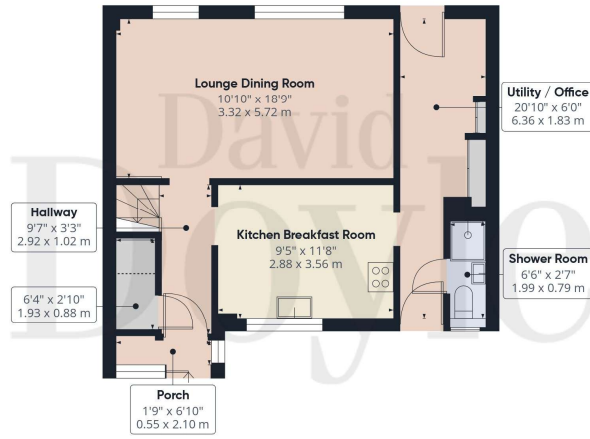
Driveway

NO UPPER CHAIN

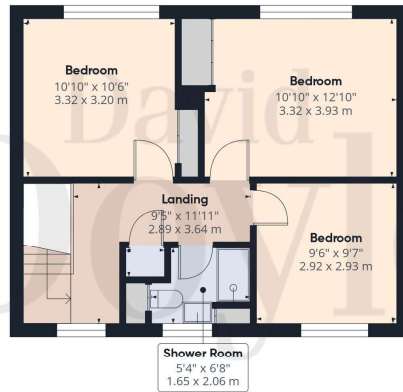
Viewing is a MUST

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area^m
974 ft²
90.6 m²
Reduced headroom
6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

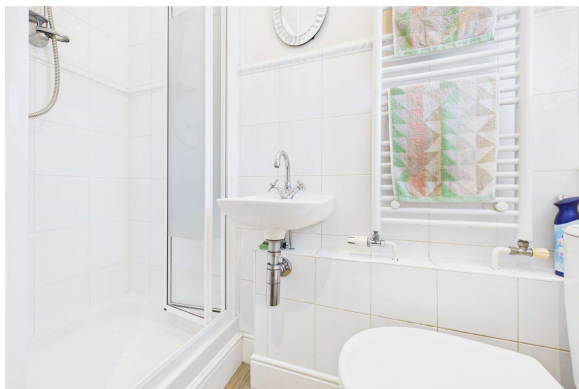
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Scan here for more details





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

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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?	1959?
Council Tax Band	C
This year council tax charge	dont know
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick
Roof type	Tile
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	via BP phone line
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	n/a

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

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.