



Castles

WINDMILL ROAD  
Adeyfield, Hemel Hempstead HP2 4BX



# WINDMILL ROAD

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**£550,000**  
(Freehold)

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This spacious three bedroom semi-detached house offers a wealth of space, providing three good sized bedrooms and generous living areas.



There is immediate kerb appeal thanks to the corner position of this property which allows for a smart entrance including a large brick paved driveway with space for at least two vehicles and a side entrance.

The L-shaped living and dining area is large and welcoming with a feature fireplace and plenty of space for a dedicated eating area. There is also a downstairs WC.

The kitchen is well designed with integrated appliances, a stable door and a good supply of storage and workspace.

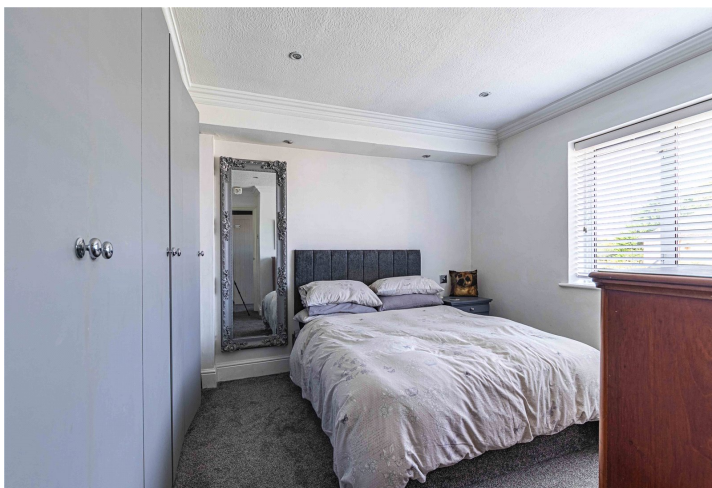
The dining area leads out to a well maintained and mature garden which offers a large lawn, two patio areas and plenty of established shrubs and plants. Being fully enclosed with fencing and hedges it is totally private so ideal for entertaining or just chilling out on warmer days and evenings.

Three bedrooms on the first floor are serviced by a large and bright fully tiled family shower room – with all upstairs rooms also having built in wardrobe space.

## Specifications

- 3 BEDROOM
- SEMI-DETACHED
- OFF STREET PARKING
- EXTENDED LIVING SPACE
- GROUND FLOOR WC
- FITTED KITCHEN
- FITTED SHOWER ROOM
- ROOM TO EXTEND STPP





This is a desirable and comfortable home with immense charm, offered in good condition throughout.



#### A little about the corner of the world we call home...

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.



**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

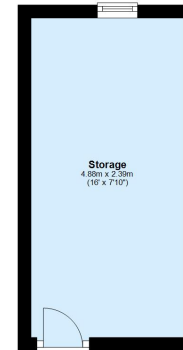
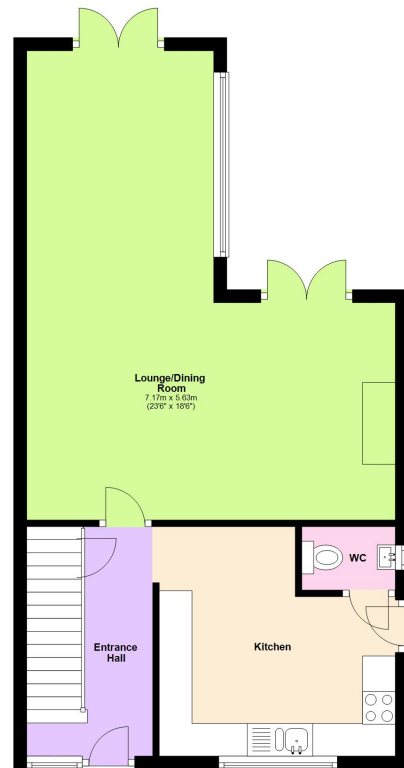
All measurements are approximate and photographs provided are for guidance only.

**Tenure:** Freehold

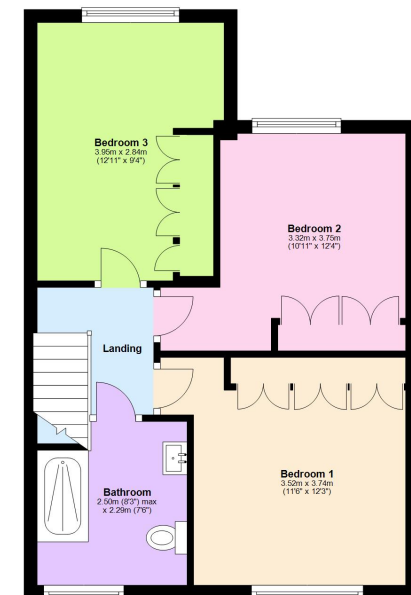
**Council Tax Band:** D

**EPC Rating:** C

**Ground Floor**  
Main area: approx. 50.0 sq. metres (537.7 sq. feet)  
Plus outbuildings: approx. 11.7 sq. metres (125.5 sq. feet)



**First Floor**  
Approx. 43.8 sq. metres (471.1 sq. feet)



Main area: Approx. 93.7 sq. metres (1008.8 sq. feet)  
Plus outbuildings: approx. 11.7 sq. metres (125.5 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

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**Boxmoor Office:** 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

**Eaton Bray Office:** 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

**Kings Langley Office:** 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

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