



Castles

LITTLE ROAD  
Adeyfield, Hemel Hempstead HP2 5EN



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**£599,950**  
(Freehold)

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## Spacious 4/5 Double Bedroom Detached Family Home!



This must see property briefly comprises; Spacious Entrance Hall, Cloakroom, Fitted Kitchen & Utility Room, Living Room, Separate Dining Room, Study, FOUR DOUBLE BEDROOMS, Master Bedroom with En-Suite, Office/Bedroom Five, Double Glazing & Gas Central Heating, Private Rear Garden with HEATED SWIMMING POOL, Off Road Parking for Four/Five Vehicles and with the potential to further extend STPP.

### Specifications

- NO UPPER CHAIN!
- 4/5 DOUBLE BEDROOM
- OFF ROAD PARKING
- CUL-DE SAC-SITUATION
- OFFICE SPACE
- CLOAKROOM
- UTILITY ROOM
- SWIMMING POOL





Located in a POPULAR  
secluded road in  
ADEYFIELD.



#### **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.

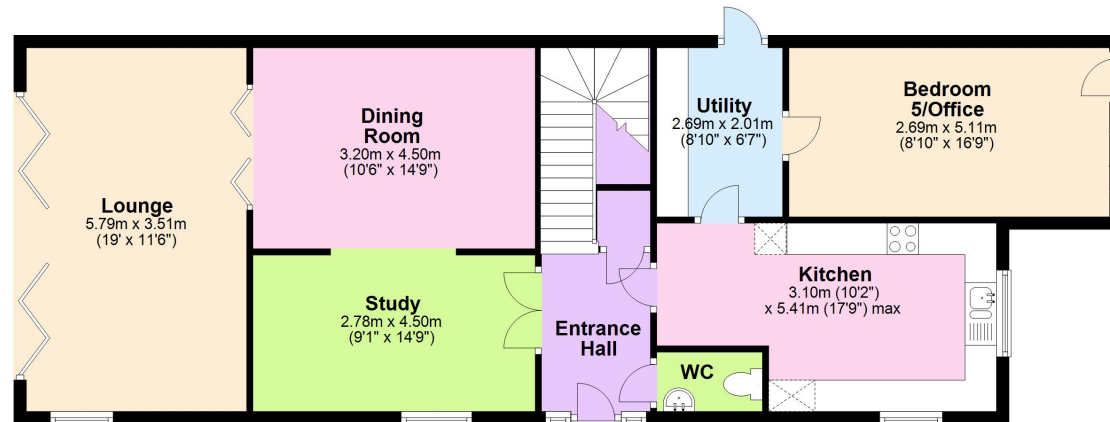
**Tenure:** Freehold

**Council Tax Band:** F

**EPC Rating:** C

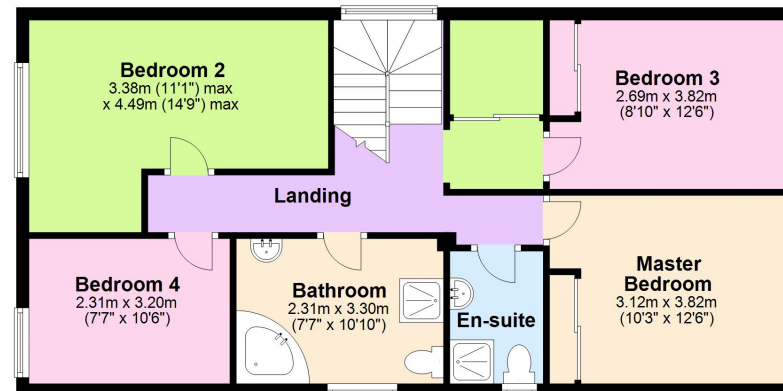
**Ground Floor**

Approx. 94.3 sq. metres (1015.1 sq. feet)



**First Floor**

Approx. 70.1 sq. metres (755.0 sq. feet)



Total area: approx. 164.4 sq. metres (1770.1 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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**Associated London Office:** 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

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