

Offers In Excess Of **£750,000**

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Ellingham Road, Adeyfield, Hemel Hempstead HERTS HP2 5LE

Clements Estate Agents are delighted to offer this superb FOUR bedroom detached executive family home in sought after location. The property benefits driveway parking for six vehicles, garage, excellent decorative order with a beautiful fitted kitchen and utility room, large lounge & formal dining room and a good sized conservatory leading to patio seating area and 100 ft plus rear garden. VIEWING ESSENTIAL!

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- EXCELLENT DECORATIVE ORDER
- SPACIOUS ROOM SIZES
- OFF STREET PARKING



Property Description

Stunning four bedroom detached executive family home in sought after location. Driveway parking for six vehicles and garage, beautiful fitted kitchen and utility room, comfortable lounge and formal dining room, conservatory leading to patio seating area and 100 ft plus rear garden. En-Suite to master bedroom. Situated with easy access to the Old Town, the M1 Motorway and Green Line Service to London Victoria. This house must be viewed!

ENTRANCE PORCH

Double glazed door to front and double glazed window.

ENTRANCE HALLWAY

Double glazed door to front, double glazed window and solid wood flooring.

DOWNSTAIRS CLOAKROOM

Fitted with low level WC and double glazed window.

LOUNGE 13' 9" x 12' 8" (4.19m x 3.86m) + BAY

Double glazed window, fireplace, TV and telephone point, radiator and solid wood floors.

DINING ROOM 19' 5" x 10' 6" (5.92m x 3.2m)

Double glazed patio doors, radiator and wood flooring.

KITCHEN 20' 5" x 11' 2" (6.22m x 3.4m) extending to 19' 4" (6.22m x 3.40m extending to 5.89m)

Fitted with wall and base units with work surfaces to compliment, Island, sink/drainers with splashbacks, gas range cooker and hob, plumbing for dishwasher, radiator, tiled flooring, double glazed window and double glazed French doors to garden.

UTILITY ROOM 6' 5" x 5' 11" (1.96m x 1.8m)

Fitted with wall and base units with work surfaces gas central heating boiler, plumbing, for washing machine, tiled floor and double glazed window.

CONSERVATORY 18' 5" x 10' 8" (5.61m x 3.25m)

UPVC construction with radiator and tiled floor.

FIRST FLOOR LANDING

Stairs from ground floor, access to loft and airing cupboard.

MASTER BEDROOM 14' 0" x 10' 5" (4.27m x 3.18m)

Double glazed window, TV point and radiator.

EN SUITE

Fitted with shower cubicle, wash hand basin with vanity unit, heated towel rail, low level WC and full tiling.

BEDROOM TWO 15' 8" x 7' 8" (4.78m x 2.34m)

Double glazed window, TV point and radiator.

BEDROOM THREE 11' 5" x 11' 3" (3.48m x 3.43m)

Double glazed window, built in wardrobes, TV point and radiator.

BEDROOM FOUR 11' 7" x 8' 5" (3.53m x 2.57m)

Double glazed window, built in wardrobe, TV point and radiator.

BATHROOM

Fitted with bath, shower, wash hand basin with vanity unit, heated towel rail, low level WC, fully tiled walls and floors and double glazed window.

FRONT GARDEN

In and out block paved driveway parking for six vehicles, side access.

REAR GARDEN

A very large well kept garden with a good sized patio area with steps leading to a further large lawned area.

GARAGE 16' 2" x 8' 5" (4.93m x 2.57m)

Up & Over doors with power and light and door to utility room.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

Contact Details

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Total floor area 183.0 sq. m. (1,970 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.