

207 Windmill Road
Adeyfield
HP2 4BY

David
Doyle
Sales and Lettings

Price £400,000 Freehold



A very well proportioned three bedroom family home with a driveway situated in this popular Adeyfield location close to excellent amenities and highly regarded schooling. Presented in good order throughout yet with scope to update and extend subject to the necessary planning consents, the accommodation is pleasantly spacious and comprises a hallway with stairs to the first floor and a door to the fitted kitchen with ample units providing excellent cupboard space, work surfaces, space for white goods and a very useful understairs storage cupboard leading to the generous dual aspect living/dining room with patio doors opening to a very useful conservatory. To the first floor is a landing with loft access and doors to three well proportioned bedrooms, all of good size and the master with a range of fitted wardrobes. Finishing the accommodation is the refitted family bathroom. Externally, the rear garden is a real feature of the property being particularly generous in size, not over looked and mainly laid to lawn with mature trees, colourful plants and shrubs, a brick built WC and shed providing excellent storage facilities, fenced boundaries and side access to the front of the property offering a generous driveway with scope to extend further providing excellent off street parking facilities. Coming to the market for the first time in many years and with the benefits of gas central heating, double glazing and NO UPPER CHAIN, we highly recommend a viewing of this rarely available property.

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.

Three Bedroom Family Home

Large Frontage With Driveway

Close To Amenities & Schools

Mature Private Rear Garden

Scope To Update & Extend (STNPC)

Dual Aspect Living/Dining Room

Conservatory

NO UPPER CHAIN

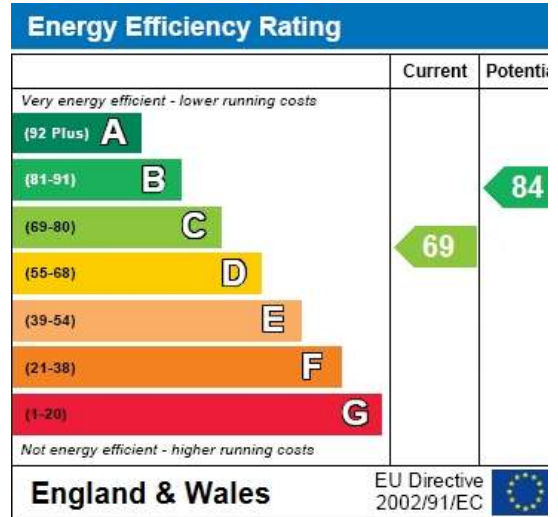
Viewing Advised

Council Tax Band C

Freehold



Scan here for more details





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

207 Windmill Road, Hemel Hempstead, Hertfordshire, HP2 4BY

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?	1950
Council Tax Band	c
This year council tax charge	1900 approx
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	unsure
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	0
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

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