



Castles

NEWFIELD LANE
Adeyfield, Hemel Hempstead HP2 4DX

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£495,000
(Freehold)

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This Three-Bedroom Family Home, offered in excellent decorative condition, provides ample space and potential for future expansion, subject to planning permission.



Situated in the desirable heart of Adeyfield, the property is conveniently close to local schools, shops, and parks. The Ground Floor features a generously sized Living Room, which opens into a bright Conservatory overlooking the LARGE SOUTH-FACING Garden. The modern re-fitted Kitchen offers a comfortable space for dining, with direct access to the Garden and side area.

Upstairs, you'll find three well-proportioned Bedrooms and a contemporary Family Bathroom.

There's excellent potential for side extension, making this home ideal for growing families, subject to planning permission.

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.

Specifications

- 3 BEDROOMS
- RE-FITTED KITCHEN
- LIVING ROOM
- CONSERVATORY
- FAMILY BATHROOM
- SOUTH FACING REAR GARDEN
- OFF STREET PARKING
- POTENTIAL TO EXTEND (S.T.P.P)
- CLOSE TO SCHOOLS & AMENITIES



The well-maintained Rear Garden offers great outdoor living space, with the added benefit of Off-Street Parking.



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.

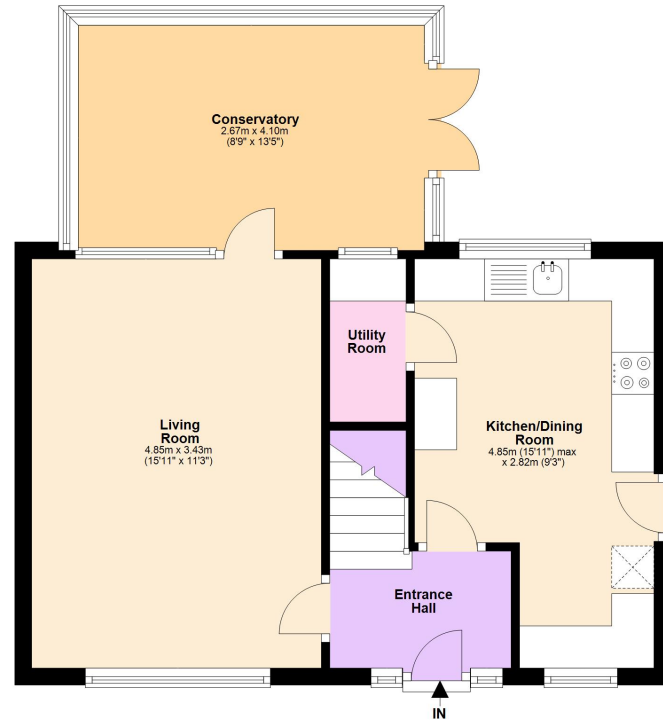
Please Note:

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

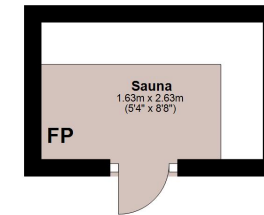
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: C
EPC Rating: C

Ground Floor
Approx. 47.0 sq. metres (505.9 sq. feet)



Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 4.3 sq. metres (46.0 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.7 sq. feet)



Main area: Approx. 81.9 sq. metres (881.6 sq. feet)
Plus outbuildings, approx. 4.3 sq. metres (46.0 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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