



Newfield Lane  
Hemel Hempstead, HP2

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## Newfield Lane

This spacious END OF TERRACE, TWO DOUBLE BEDROOM family home is located in the ADEYFIELD area of Hemel Hempstead. The property benefits from OFF STREET PARKING for about 5 cars and potential to extend STPP.

The front door of the house opens into a hall that has doors leading into the kitchen and the lounge. The kitchen is a good size and provides ample wall and floor units with coordinating work surfaces, space for a table, dishwasher, washing machine and fridge freezer. A large built in cupboard provides space for a tumble dryer and larder storage. A door leads off the kitchen into a side extension that currently comprises of a large storage cupboard and a storage room that could be used as an office or a utility room.

The lounge offers a feature fireplace and a large window to the front of the property and a door leading into the dining room that then leads onto the lovely garden.

On the first floor there are two double bedrooms, both with built in storage, a modern family shower room, with a wash hand basin and separate WC.

To the front of the property there is off street parking for up to five cars.  
The rear garden is a combination of paved patio areas, Astro turf and flowerbeds with an attractive and useful brick built office / garden room.

## Location

Adeyfield has become more sought after since the development of different areas within the Maylands Industrial Estate, which is close by. The M1 is very close to Adeyfield, making it perfect for commuters. Adeyfield is home to Queens Square, with a fantastic parade of varied shops and is also close to Hobletts Manor and The Adeyfield Academy.



## Features

- Spacious extended END of Terrace house
- TWO Double bedrooms
- Potential to extend STPP
- Large kitchen
- Off road parking for 5 cars
- Garden room / office
- Adeyfield location
- Attractive low maintenance garden

## Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84
England & Wales		EU Directive 2002/91/EC

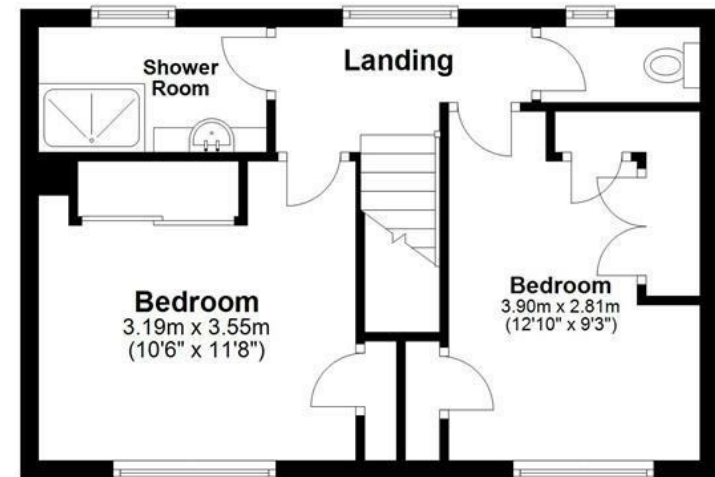
## Ground Floor

Approx. 69.4 sq. metres (747.3 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



Total area: approx. 105.5 sq. metres (1135.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.





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