

## Mariner Way, Hemel Hempstead, HP2 4RN

### Offers In Excess Of £475,000

Located in a sought after Cul de Sac in Adeyfield and fully refurbished is this spacious townhouse. Boasting four bedrooms, modern fitted 16'1 kitchen/diner with bi fold doors onto the rear garden, 16'10 living room, downstairs shower room, gas central heating, double glazing and off road parking for two cars.

Situated within easy reach of Hemel Hempstead town centre with all of its shops, restaurants, coffee shops and travel facilities, local schools and the M1, M25 and A41 road links.

Welcome to this beautifully refurbished terraced townhouse located on Mariner Way in the desirable area of Adeyfield, Hemel Hempstead. This charming property boasts four spacious bedrooms, making it an ideal family home or a perfect space for those seeking extra room for guests or a home office.

To the first floor you will be greeted by a well-appointed reception room that offers a warm and inviting atmosphere. The heart of the home is undoubtedly the modern kitchen/diner, measuring an impressive 16'1", which provides ample space for cooking and entertaining with bi fold doors leading to the rear garden. This contemporary area is perfect for family meals or hosting friends, ensuring that you can enjoy both comfort and style.

The property benefits from gas central heating and double glazing, ensuring a cosy environment throughout the year while also being energy efficient. The thoughtful refurbishment has brought a fresh and modern feel to the home, making it ready for you to move in without the need for any immediate renovations.

Outside, you will find off-road parking for two cars, a valuable feature in this area, providing convenience and peace of mind. The location itself is ideal, with local amenities, schools, and parks within easy reach, making it a fantastic choice for families and professionals alike.

In summary, this fully refurbished townhouse on Mariner Way offers a perfect blend of modern living and practicality, with its four bedrooms, spacious kitchen diner, and off-road parking. Do not miss the opportunity to make this delightful property your new home.

## Entrance Hall



## Shower Room



**Bedroom Four 14'0 to robes x 8'1 (4.27m to robes x 2.46m)**



**Bedroom One 13'0 to robes x 10'0 (3.96m to robes x 3.05m)**

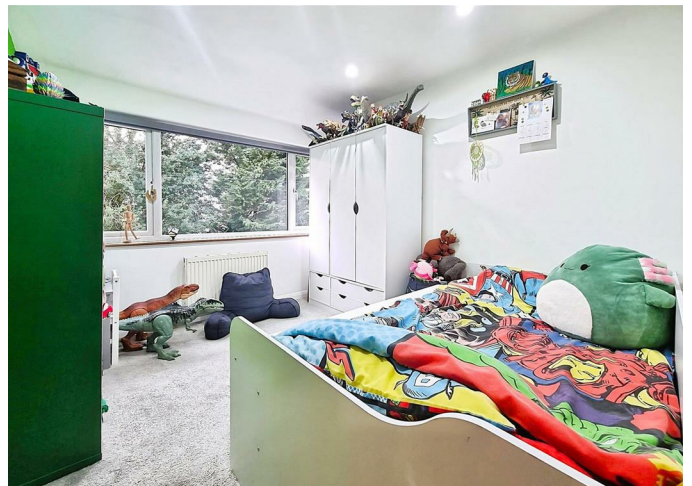


## **First Floor**

**Living Room 16'10 x 16'2 (5.13m x 4.93m )**



**Bedroom Two 9'10 x 9'0 (3.00m x 2.74m)**



**Modern Fitted Kitchen/Diner 16'1 x 9'10 (4.90m x 3.00m)**



**Bedroom Three 9'11 x 6'6 (3.02m x 1.98m)**



## **Second Floor**

## Bathroom



## Off Road Parking

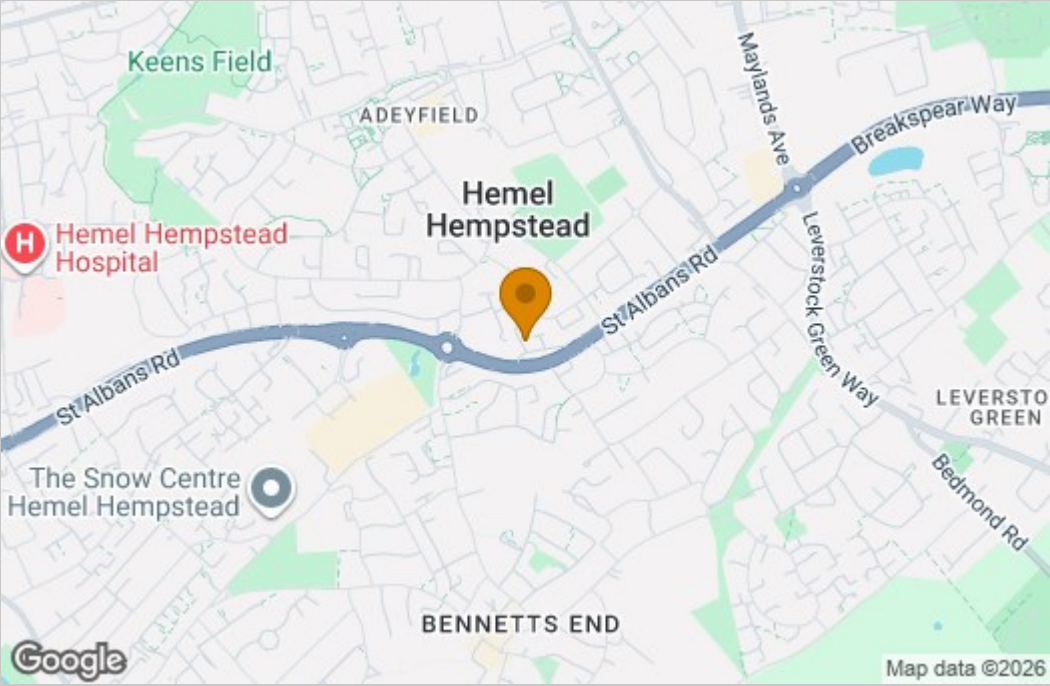
## Rear Garden



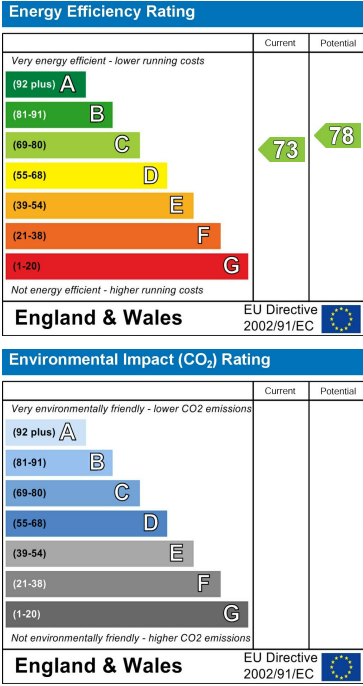
Floor Plan



Area Map



Energy Efficiency Graph



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