



Adeyfield Road , Hemel Hempstead, HP2 5JP

Clements are delighted to market this immaculate TWO DOUBLE BEDROOM first floor flat in Adeyfield. Situated within a stones throw of good local schools and amenities as well as major road links including the M1 and M25.

The property offers spacious room sizes and is in good condition throughout comprising: large living room with access to a south facing balcony, modern fitted kitchen with larder, bathroom, two double bedrooms and ample storage including an external brick built shed. **VIEWING IS STRONGLY RECOMMENDED.**

Asking Price £225,000

199 Adeyfield Road

, Hemel Hempstead, HP2 5JP



- First Floor Flat
- Beautiful Kitchen
- Close to Maylands Industrial Estate
- Two Double Bedrooms
- South Facing Balcony
- Great Road Links (M1 & M25)
- Large Living Area
- Close to Good Schools

Communal Entrance

Entrance

4'05 x 3'04 (1.35m x 1.02m)

Bathroom

9'03 x 4'11 (2.82m x 1.50m)

Outside

Living Room

14'11 x 14'03 (4.55m x 4.34m)

Kitchen

9'04 x 9'11 (2.84m x 2.77.67m)

Internal Hallway

6'05 x 2'10 (1.96m x 0.86m)

Bedroom One

12'04 x 11'04 (3.76m x 3.45m)

Bedroom Two

11'10 x 9'03 (3.61m x 2.82m)

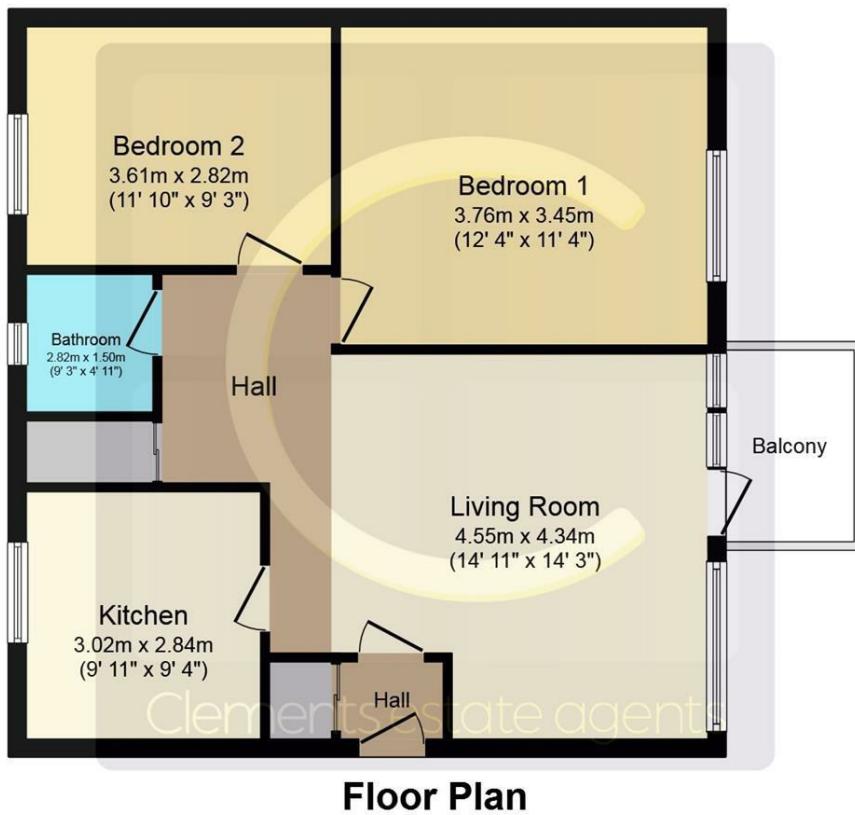


Energy Efficiency Rating

	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		
England & Wales	EU Directive 2002/91/EC	



Floor Plan



Total floor area 67.7 sq.m. (728 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(70-80) C			
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(21-38) F			
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Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	