



Castles

HOBLETTS ROAD  
Adeyfield, Hemel Hempstead HP2 5LR



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**Offers Over**  
**£325,000**  
(Leasehold)

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Spacious three bedroom duplex maisonette with its own court yard, out buildings and private rear garden.



Offered to the market with no upper chain, this must see property is conveniently located for Local Shops, Schools, Amenities and briefly comprises; Entrance Hall, Lounge, Dining Room, Re-Fitted Kitchen/Breakfast Room, Cloakroom, Re-Fitted Bathroom, Double glazing & Gas heating to radiators.

Tenure: 103 Year Lease

Ground Rent: £10 per Year

Service Charge: £227.23 per Year

Situated 24 miles to the north west of London and conveniently served by the M1 and M25 motorways, Hemel Hempstead has quickly grown in popularity in the last few years. We have seen more migration from the London suburbs, largely due to its fantastic commuter links including the London North-western Railway Overground train to London Euston taking only 35 minutes. Both London Luton and London Heathrow airports are easily accessible via the M1 and M25 respectively.

## Specifications

- NO UPPER CHAIN
- DUPLEX MAISONETTE
- 3 BEDROOMS
- 2 RECEPTIONS
- CLOAKROOM
- RE-FITTED KITCHEN & BATHROOM
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- FRONT GARDEN
- PRIVATE REAR GARDEN
- COURT YARD GARDEN WITH OUTSIDE STORAGE SHEDS





Hobletts Road is in a sought-after area of Adeyfield within a short walk or drive of local shops and sought after schooling.



#### 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:**

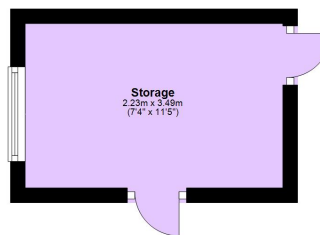
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

**Tenure:** Leasehold  
**Council Tax Band:** C  
**EPC Rating:** C

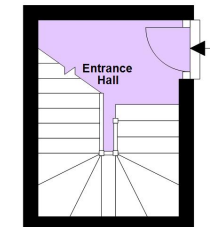
### Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings, approx. 7.8 sq. metres (83.6 sq. feet)



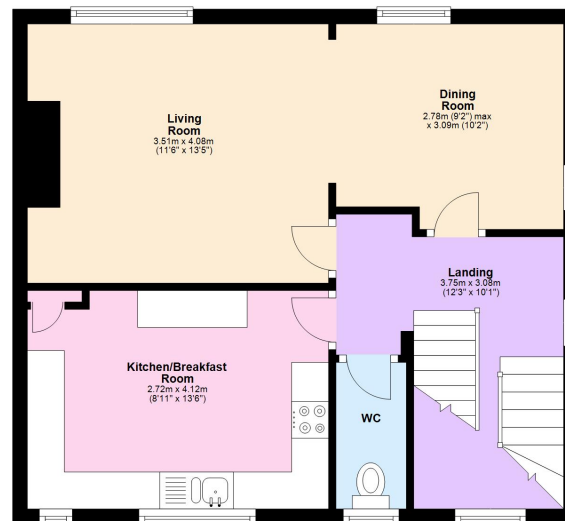
### Ground Floor

Approx. 5.0 sq. metres (54.2 sq. feet)



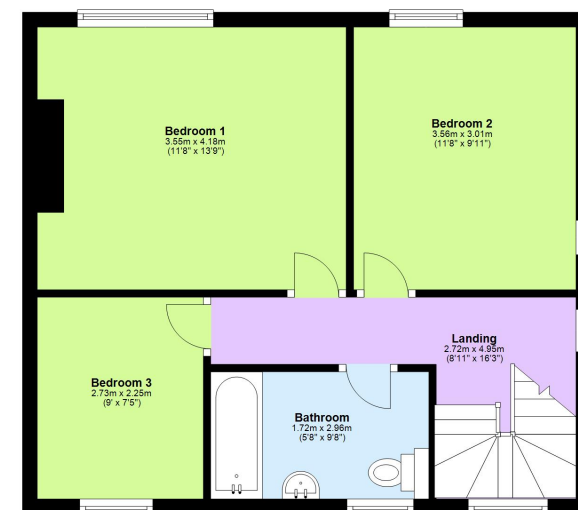
### First Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



### Second Floor

Approx. 46.6 sq. metres (501.5 sq. feet)



Main area: Approx. 97.9 sq. metres (1053.8 sq. feet)  
Plus outbuildings, approx. 7.8 sq. metres (83.6 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



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