



Castles

HOBLETTS ROAD  
Adeyfield, Hemel Hempstead HP2 5LS



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**£550,000**  
(Freehold)

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A spacious five-bedroom family home with incredible potential and No Upper Chain!

 4/5  3  2  0

This beautifully extended five-bedroom end of terrace home offers far more than meets the eye. With generous proportions throughout and an incredibly versatile layout, this is a home that can adapt with you – whether you are looking for multigenerational living, space to work from home, or even an self-contained annex.

From the moment you step inside, you are greeted by a welcoming hallway that sets the tone for the space beyond. The ground floor has been thoughtfully extended, providing a fantastic flow between the main living areas. The large living room at the front of the house is flooded with natural light and ideal for everyday relaxation. Towards the rear, the dining room opens directly into a bright and airy conservatory – a perfect spot for entertaining or enjoying a quiet morning coffee.

What really sets this property apart is the extended wing to the side. Here, you will find a spacious second kitchen/dining/living room – a flexible space that could easily be separated as has its own entrance/front door and used as a private annex. Whether for older relatives, growing teenagers, guests, or even as a rental opportunity, this area is a huge asset. Upstairs, the extension continues with an additional double bedroom and a sleek shower room, adding even more options for independence and privacy.

Upstairs in the main house, there are four further well-proportioned bedrooms, a family bathroom and separate WC.

## Specifications

- NO UPPER CHAIN!
- 4/5 BEDROOMS
- EXTENDED END OF TERRACE
- 2 KITCHENS
- 3 BATHROOMS
- MULTIPLE RECEPTIONS
- APPROX. 1,910 sq ft of INTERNAL SPACE
- POTENTIAL TO CREATE SELF CONTAINED ANNEX





Outside, the rear garden offers a peaceful place to unwind.



#### 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

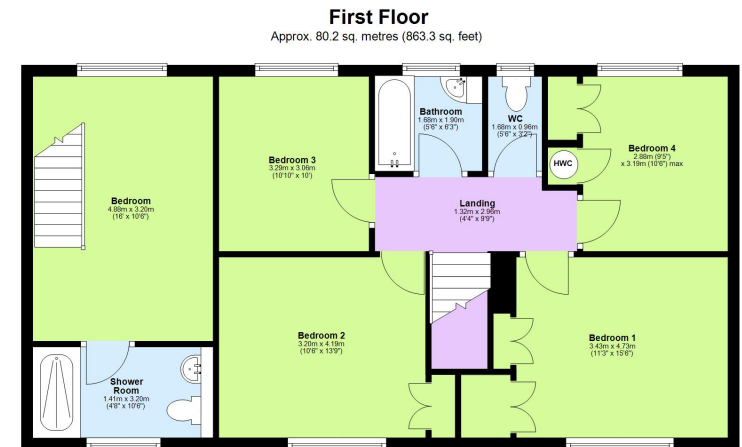
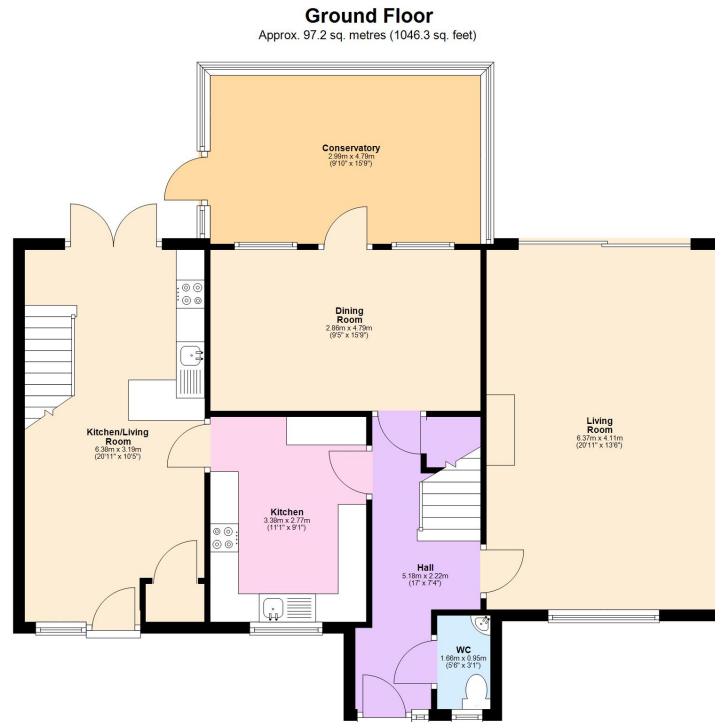
along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place 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: D**  
**EPC Rating: D**

Total area: approx. 177.4 sq. metres (1909.6 sq. feet)

**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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