



Castles

THE COLTSFOOT  
Chaulden, Hemel Hempstead HP1 2DF



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**£520,000**  
(Freehold)

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A very well sized Four Bedroom, Detached property with all the space a modern family could require.



To the front of the property you can see its mock Tudor style consisting of a mixture of wood battening, rendered frontage contrasting its modern brickwork with a large bay window taking pride of place. With access to the attached garage and skyline above you can see potential to convert and/or extend STPP.

The front door opens into a Reception Hall with a Cloakroom and stairs to the first floor. Extending the depth of the house, we turn right to a substantially proportioned Lounge enjoying a large bay window. Internal French Doors open into the Dining Room with wooden flooring running throughout and sliding doors.

Parallel is the Kitchen with ample cabinet storage. Through the Utility Room gives access to a Conservatory with large windows to allow tremendous amounts of light whilst overlooking a beautiful Rear Garden.

Our first floor boasts Four Bedrooms - Two substantial Doubles and Two well sized Single Bedrooms - and a modern white Family Bathroom.

## Specifications

- CHAIN FREE
- DETACHED
- 4 BEDROOMS
- 2 RECEPTIONS
- LARGE REAR GARDEN
- OFF ROAD PARKING
- GARAGE
- CUL-DE-SAC LOCATION





The large Garden offers a modern curved patio onto lawned area and a sunken seating area.



#### 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.

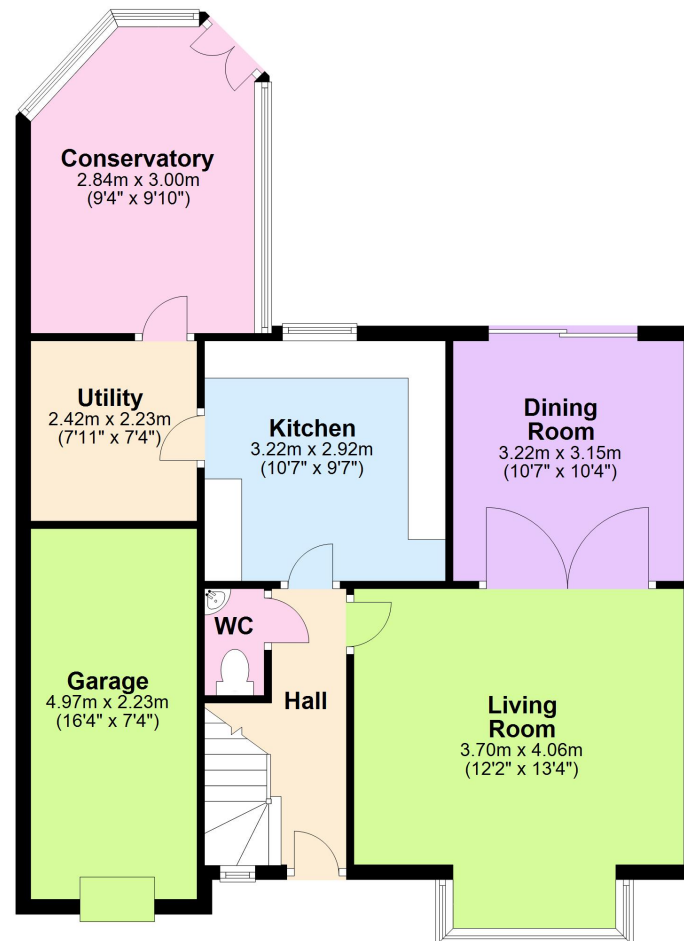
**Tenure:** Freehold

**Council Tax Band:** F

**EPC Rating:** C

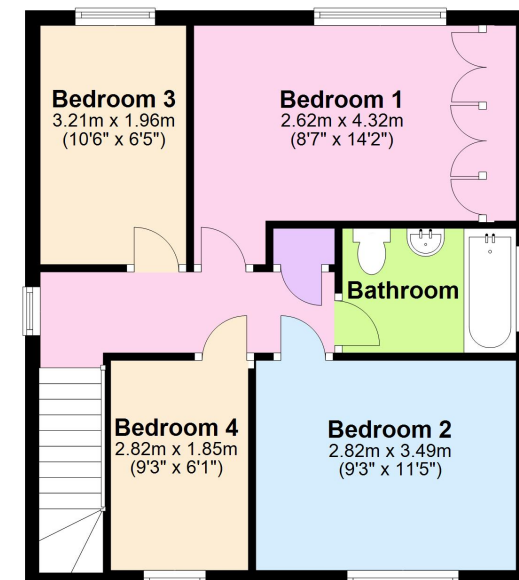
**Ground Floor**

Approx. 74.6 sq. metres (802.7 sq. feet)



**First Floor**

Approx. 46.7 sq. metres (502.3 sq. feet)



Total area: approx. 121.2 sq. metres (1305.0 sq. feet)

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

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