



Castles

LEIGHTON BUZZARD ROAD
Hemel Hempstead HP1 1HP

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£400,000
(Freehold)

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This delightful end of terrace cottage mixes traditional with modern convenience, savouring all the originality and charm of a cottage-style property.

 3  1  1  Resident

The entrance to this brick-built home will take you into a warm and welcoming living room with fabulous features and then into a spacious and inviting dining room with open stairs to the first floor.

Fabulous fireplaces, high ceilings and sturdy wooden flooring provide a massive 'wow' factor on entry to this property – further enhanced by a glorious galley-style kitchen fitted with sturdy and substantial wooden worktops and generous cupboards and fittings. Additionally you have a downstairs Bathroom in great modern condition.

Upstairs offers THREE highly inviting bedrooms presented to a high modern standard throughout.

Specifications

- END OF TERRACE
- 3 BEDROOMS
- FAMILY FEEL
- GREATLY SIZED GARDEN
- THREE BEDROOMS
- CHAIN FREE
- CHARACTER THROUGHOUT



The cottage ambience is retained within its entirety, while ensuring everything is in place to meet the needs of today's lifestyles.



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.

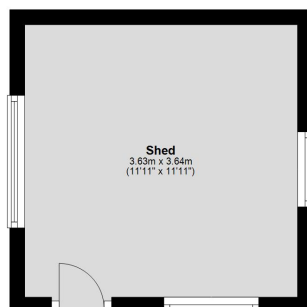
Tenure: Freehold

Council Tax Band: D

EPC Rating: D

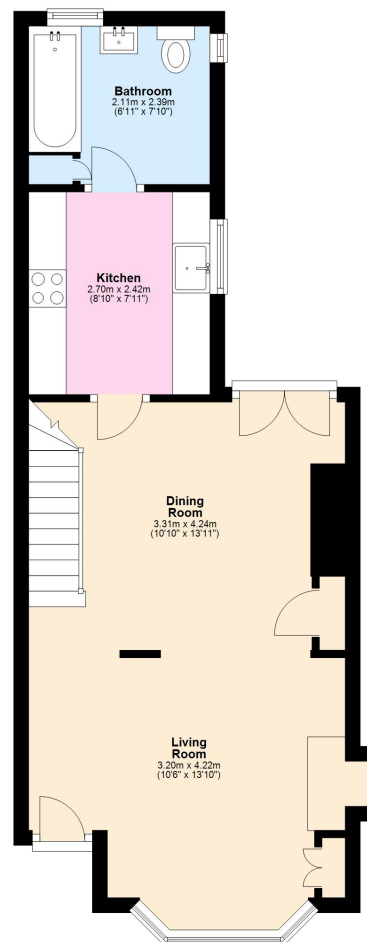
Outbuilding

Approx. 13.2 sq. metres (142.3 sq. feet)



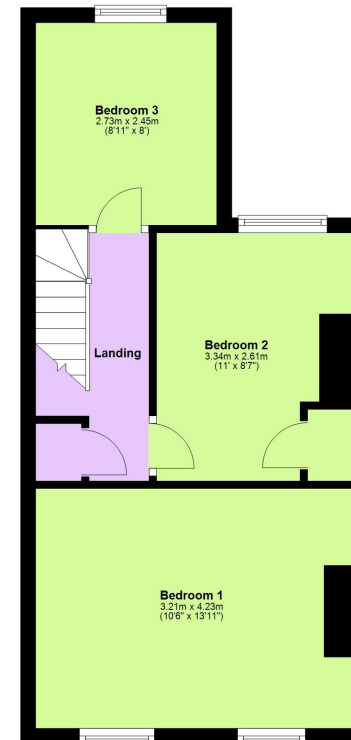
Ground Floor

Approx. 39.4 sq. metres (424.0 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 87.6 sq. metres (943.3 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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