



Castles

LAUREATE WAY
Gadebridge, Hemel Hempstead HP1 3RW

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Offers Over
£500,000
(Freehold)

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This charming, linked detached house offers a wealth of different features all of which add a definite 'wow' factor and huge kerb appeal.



Situated in a quiet Cul-de-Sac, this Three-Bedroom property has been superbly maintained and designed - from the outstanding and generous block paved driveway to the fully landscaped and mature garden with shed and summer house.

The Hallway offers a warm welcome to the home, leading through to a Downstairs WC, inviting Living Room with log burning stove, a fabulous Kitchen/Diner, attached Conservatory, Study and Storage Room. All offer plenty of character, from the bay windows of the main Reception Area to the well-considered design of the Kitchen.

The study offers a fabulous space for home-working, hobbies or a guest room while the Conservatory is ideal for bringing the outside in - essential with such a delightful garden which is just full of things to admire all year round. Exceptional design and attention to detail mean it adds another dimension to the house, which is aided by a glorious summer house - another place to view the beauty of the mature planting and lawn.

Upstairs this property has Three good sized Bedrooms and a large Family Bathroom, there is also a Garage to add to the facilities for Off-Road Parking - or storage - and therefore this is definitely a property to put on your viewing list as it is bound to be snapped up quickly.

Specifications

- NO UPPER CHAIN
- CUL de SAC
- 3 BEDROOMS
- GARAGE
- BEAUTIFUL GARDEN
- SUMMER HOUSE
- CONSERVATORY



A delightfully flexible property in a very popular location.



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.

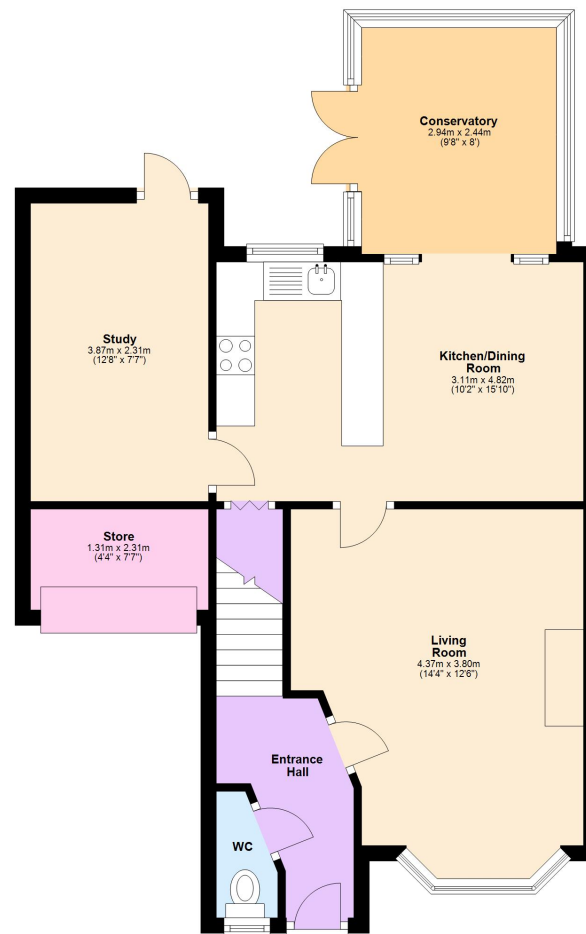
Tenure: Freehold

Council Tax Band: E

EPC Rating: C

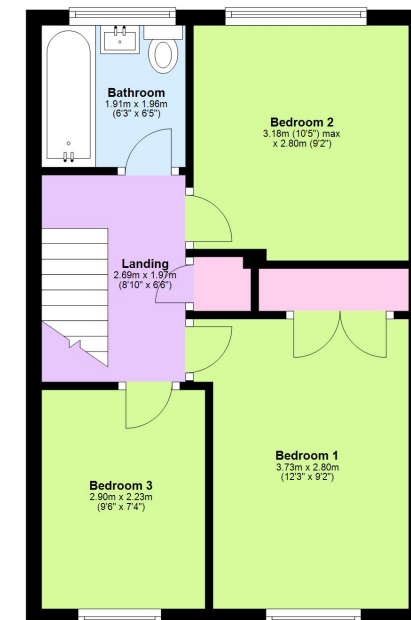
Ground Floor

Approx. 58.3 sq. metres (627.3 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 95.3 sq. metres (1025.5 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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