



Castles

Pipit Walk
Hemel Hempstead, Hertfordshire, HP3 0FR

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**Offers in
Excess of
£450,000**
(Freehold)

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Castles are delighted to bring to the market this SUPERB TWO BEDROOM END OF TERRACE FAMILY HOME, Situated within the POPULAR AND SOUGHT-AFTER ASPEN PARK Development in APSLEY.



The Manor estate is a small and exclusive private development close to both the countryside, Apsley village centre and the main line railway station serving London Euston. Apsley itself offers an extensive range of shopping facilities including a large Sainsbury's supermarket and other amenities such as Community Centre and a range of traditional public houses and restaurants. The nearby Two Waters Primary School, which is only three roads away from the property, has been consistently rated as 'Outstanding' by Ofsted.

Specifications

TWO DOUBLE
BEDROOMS
LIVING ROOM
STUNNING FITTED
KITCHEN & BATHROOM
CLOAKROOM
UPVC DOUBLE GLAZING
PRIVATE REAR GARDEN
OFF ROAD PARKING
CLOSE TO AMENITIES



"The beautifully presented immaculate garden is a sun-bathed paradise, creating an idyllic and heavenly atmosphere".



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.

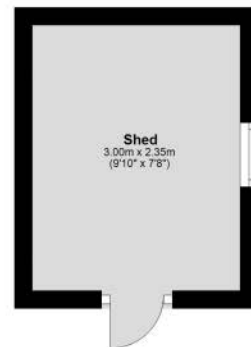
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

Council Tax Band: D

EPC Rating: B

Outbuilding
Approx. 7.0 sq. metres (75.7 sq. feet)



Ground Floor
Approx. 27.0 sq. metres (291.1 sq. feet)



First Floor
Approx. 36.7 sq. metres (394.5 sq. feet)



Total area: approx. 70.7 sq. metres (761.3 sq. feet)

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

Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

www.castlestateagents.co.uk



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