



Castles

SHEARWATER ROAD  
Aspen Park, Hemel Hempstead HP3 0GB



# SHEARWATER ROAD

Aspen Park, Hemel Hempstead HP3 0GB

**£850,000**  
(Freehold)

Castles



A stunning 5 Bedroom Detached property across three floors offering an immediate invitation to any potential purchaser to view.



The entrance, with its modern brick build and attention to detail, sets the scene for comfortable living within a thriving community.

The ground floor offers a warm welcome with a generous hallway that leads into a large living room to one side, a study/playroom and kitchen/dining room to the other. There is also a downstairs WC, and at the rear of the house is a good-sized utility room.

The kitchen/dining area is a light and airy space with good quality worktops, cupboards and an eye level double oven. It leads through double doors to the garden which is completely private thanks to fencing and mature planting. Laid to lawn with seating areas, it is an ideal place to enjoy the outdoors.

The first floor offers further light, space and character with the first three of the five bedrooms – one ensuite – and a large, modern family bathroom – more than enough space for every member of the family.

The second floor offers a further two good sized bedrooms and a separate shower room, again offering state-of-the-art design with full tiling and high-end fixtures.

## Specifications

- DETACHED HOME
- 5 BEDROOM
- MODERN KITCHEN/DINER
- UTILITY ROOM
- LIVING ROOM
- FAMILY BATHROOM
- EN-SUITE to MASTER
- OFF ROAD PARKING





Built and designed to the highest standards throughout and all stylishly decorated with high end fixtures and fittings.



#### **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.

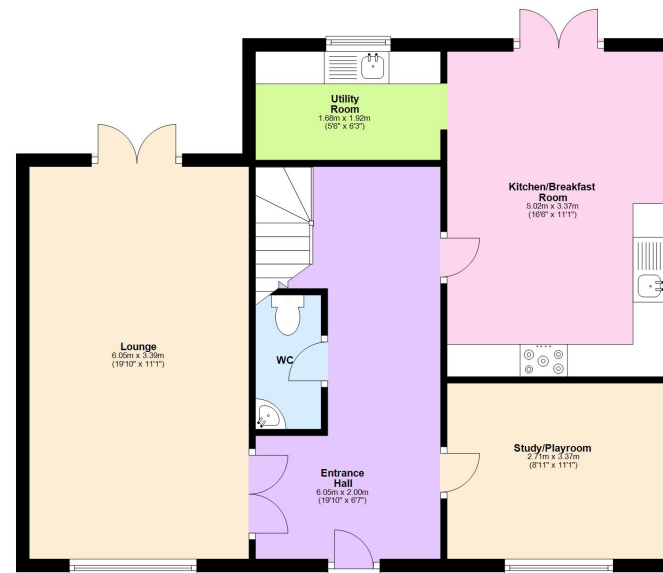
**Please Note:**

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.

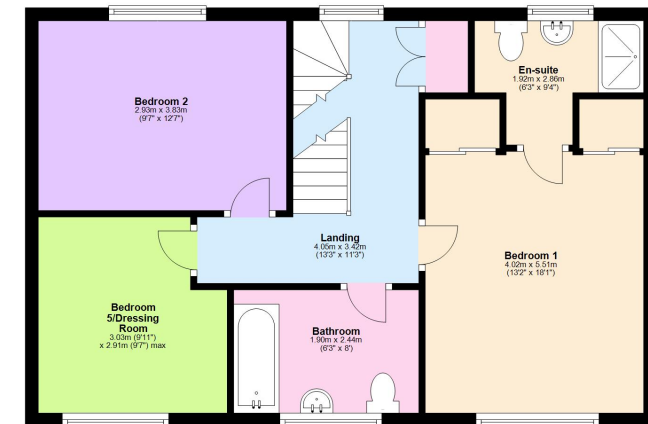
**Ground Floor**

Approx. 43.1 sq. metres (463.9 sq. feet)



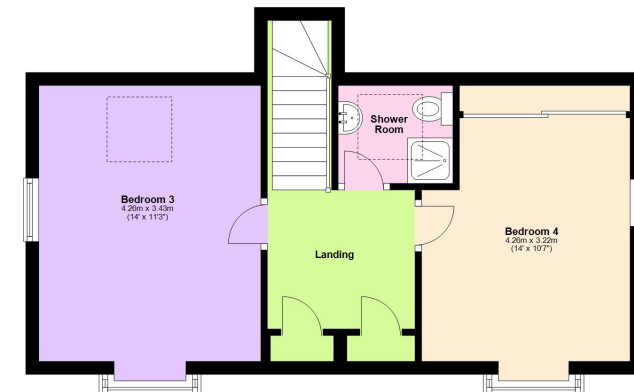
**First Floor**

Approx. 56.9 sq. metres (612.7 sq. feet)



**Second Floor**

Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 140.2 sq. metres (1508.7 sq. feet)

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

**Tenure:** Freehold

**Council Tax Band:** F

**EPC Rating:** C

**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](http://www.castlestateagents.co.uk)



Castles