



Castles

SCHOOL END CRESCENT  
Warners End, Hemel Hempstead HP1 2DZ

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**£595,000**  
(Freehold)

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This 3-bedroom property is bright, charming, and modern. With a clean and comfortable interior, it offers a cozy and spacious living space.



3



1



2



Newly built is this End of Terrace family house in Hemel Hempstead. Features include a Garden, Office/Summer House and Off-Street Parking.

This immaculate property boasts Three spacious Bedrooms, offering ample space for a growing family or professionals seeking a comfortable living arrangement. The house exudes a bright and airy ambiance, creating a welcoming atmosphere for its occupants.

The property has been thoughtfully designed with a stylish and modern interior, ensuring a comfortable and cosy living experience. The well-maintained Garden provides a tranquil outdoor space to relax and unwind, perfect for those warm summer days. Additionally, Off-Street Parking is available, providing convenience and peace of mind for residents.

## Specifications

- 3 BEDROOMS
- END OF TERRACE
- 1 RECEPTION
- 2 BATHROOM
- DOWNSTAIRS WC
- MODERN DECOR
- OFFICE/SUMMER HOUSE
- OFF STREET PARKING
- PRIME LOCATION



With its clean and contemporary design, this home presents an excellent opportunity for those seeking modern and comfortable living.



#### **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

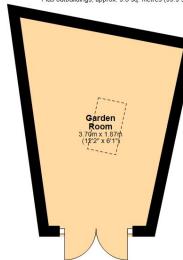
along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place 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.

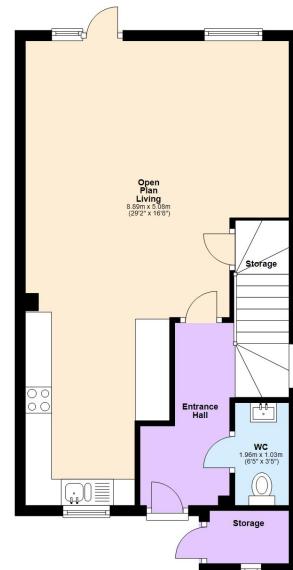
**Ground Floor**  
Main area: approx. 47.0 sq. metres (505.8 sq. feet)  
Plus outbuildings: approx. 9.3 sq. metres (99.9 sq. feet)



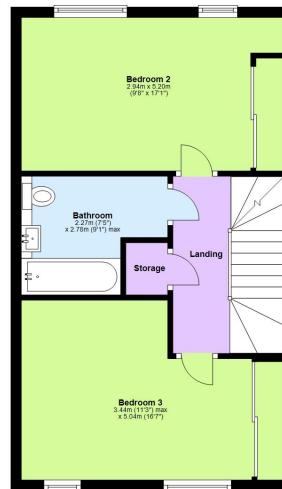
**Tenure:** Freehold

**Council Tax Band:** E

**EPC Rating:** B



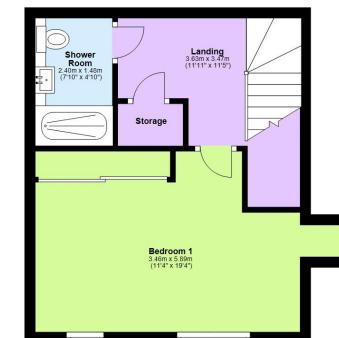
**First Floor**  
Approx. 45.0 sq. metres (484.9 sq. feet)



Main area: Approx. 122.8 sq. metres (1322.2 sq. feet)  
Plus outbuildings: approx. 9.3 sq. metres (99.9 sq. feet)

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

**Second Floor**  
Approx. 30.8 sq. metres (331.5 sq. feet)



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**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

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