



# Castles

BURY HILL  
Boxmoor Borders, Hemel Hempstead HP1 1SR



A charming 3 Bedroom Semi-Detached Family Home in a quiet location.



This bright and homely property boasts a cosy atmosphere. Features include a Garden, Resident Parking and Garage.

This delightful property boasts three spacious bedrooms, providing ample space for a growing family or those seeking extra room for guests. As you step inside, you'll be greeted by an abundance of natural light that fills the rooms, creating a bright and welcoming atmosphere. The property also offers a cosy and tranquil ambiance, making it the perfect retreat to unwind after a long day.

Resident parking is readily available, ensuring convenience for both homeowners and visitors. Additionally, a garage provides secure storage for vehicles or can be utilized as a workshop or hobby space.

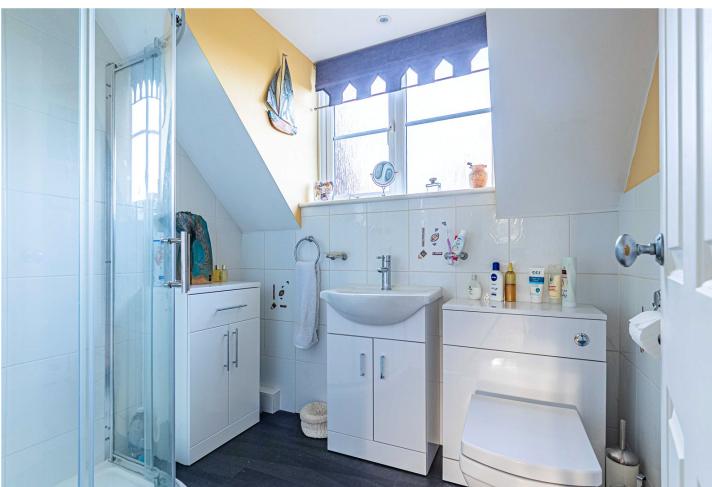
This property offers the best of both worlds - a serene environment away from the hustle and bustle of city life, yet within easy reach of essential amenities and transport links.

#### Specifications

- 3 BEDROOMS
- SEMI DETACHED
- DOWNSTAIRS WC
- ENSUITE TO MASTER
- RESIDENT PARKING
- WELL MAINTAINED
- PRIVATE REAR GARDEN
- GARAGE
- QUIET LOCATION
- CLOSE TO AMENITIES & TRANSPORT LINKS



The outdoor space is equally impressive, with a well-maintained garden where you can bask in the sun or enjoy al fresco dining with loved ones.



#### 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.

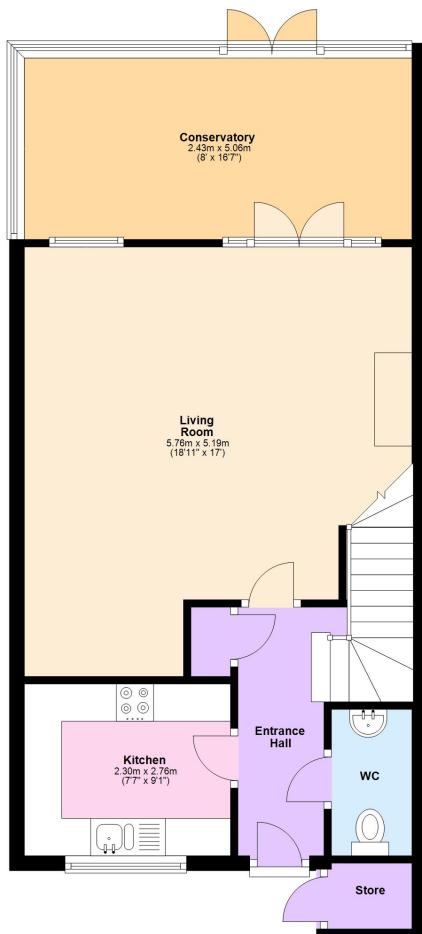
**Tenure:** Freehold

**Council Tax Band:** D

**EPC Rating:** D

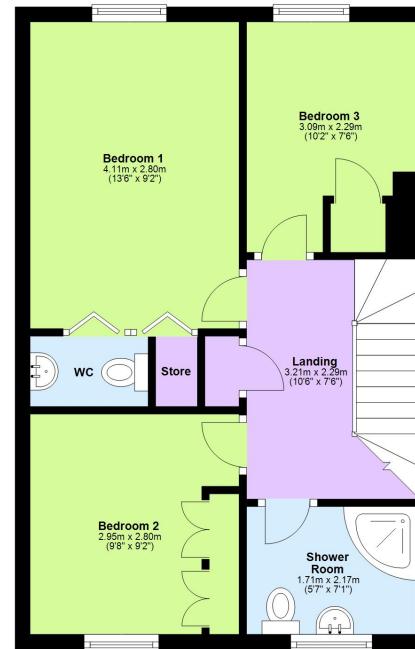
### Ground Floor

Approx. 56.0 sq. metres (603.3 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



**Total area:** approx. 98.4 sq. metres (1059.6 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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