



Castles

DUNNOCK CLOSE  
Aspen Park, Hemel Hempstead HP3 0FS



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**£800,000**  
(Freehold)

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With fabulous views across playing fields, this stunning detached property across three floors offers an immediate invitation to any potential purchaser.



This family home has been built and designed to the highest standards throughout and has an abundance of space, all stylishly decorated, and high end fixtures and fittings.

The ground floor offers a warm welcome with a generous hallway that leads into a large living room to one side and 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. Add to this a good sized garage and driveway.

## Specifications

- FIVE BEDROOMS
- DETACHED
- MODERN KITCHEN/DINER
- OFF ROAD PARKING
- GARAGE
- MATURE PRIVATE GARDEN
- STUNNING VIEWS





The property offers everything that is needed for the buyer who wants comfort and convenience with plenty of style and character.



#### **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.

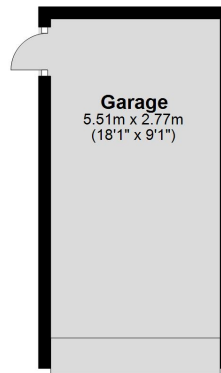
All measurements are approximate and photographs provided are for guidance only.

**Tenure: Freehold**

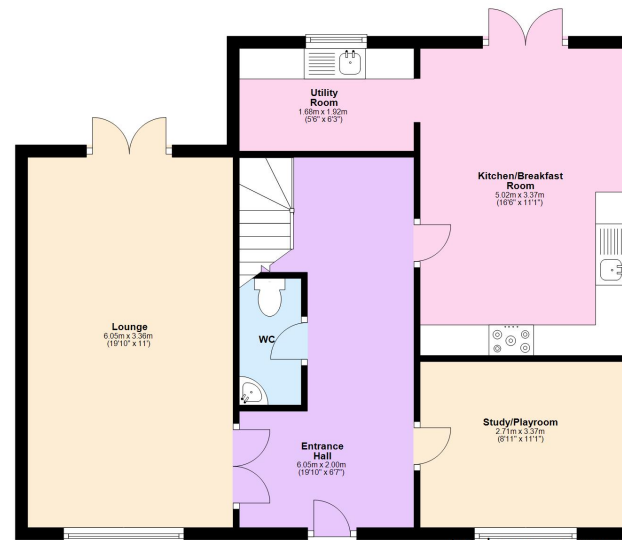
**Council Tax Band: F**

**EPC Rating: B**

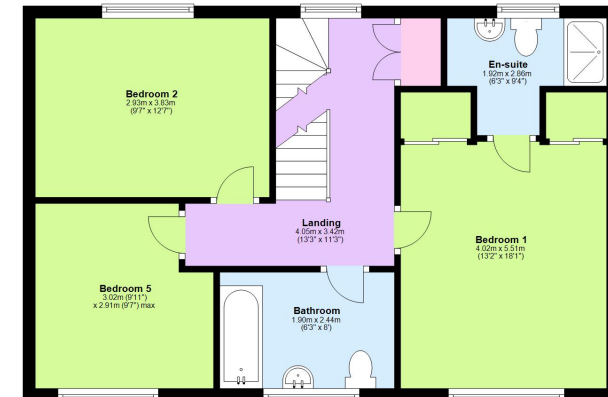
**Garage**  
Approx. 15.3 sq. metres (164.2 sq. feet)



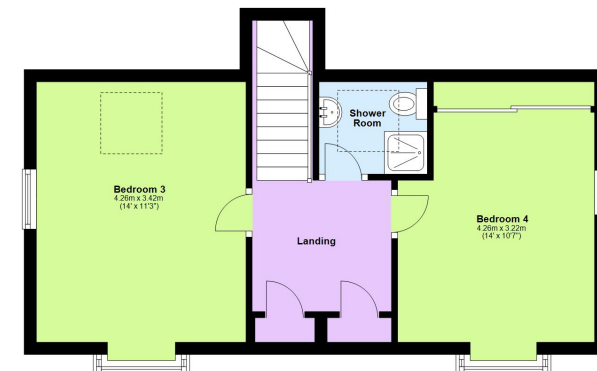
**Ground Floor**  
Approx. 42.9 sq. metres (461.8 sq. feet)



**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. 155.2 sq. metres (1670.8 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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