



Castles

SANDERS CLOSE
Bennetts End, Hemel Hempstead HP3 9UA

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£425,000
(Freehold)

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This lovely Three Bedroom Family Home is situated in a sought after and conveniently located cul-de-sac.



The property on the ground floor is arranged with an Open Plan Lounge/Dining Room with a pair of double glazed French doors opening on to the rear Garden and the Kitchen has been replaced to a high standard with a range of integrated appliances.

Stairs lead from the Entrance Hall to the first floor with its three good sized Bedrooms and a refitted Bathroom.

The rear Garden is pleasantly private and well arranged with a decked seating area, otherwise mainly laid to lawn with fenced boundaries, herbaceous borders, gated side access and a brick built storage shed.

Specifications

- 3 BEDROOM
- 1 RECEPTION
- CUL-DE-SAC LOCATION
- CONVENIENT LOCATION
- REFITTED KITCHEN
- OPEN PLAN LOUNGE/DINER
- PRIVATE REAR GARDEN
- OFF ROAD PARKING



The property also benefits from a full width brick block Driveway that provides excellent off road parking.



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.

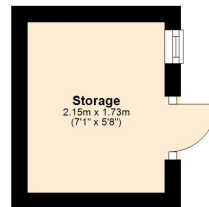
Tenure: Freehold

Council Tax Band: C

EPC Rating: D

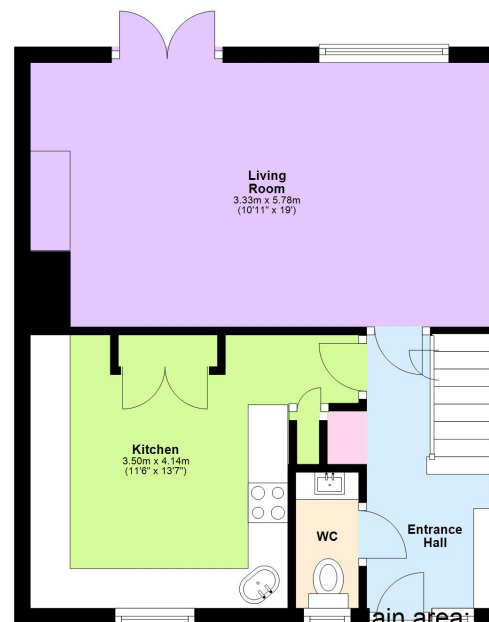
Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 3.7 sq. metres (40.1 sq. feet)



Ground Floor

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

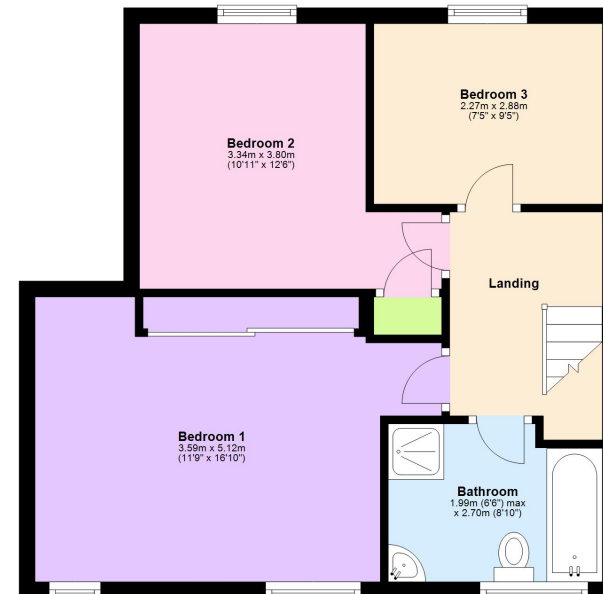


Main area: approx. 85.8 sq. metres (923.8 sq. feet)
Plus outbuildings, approx. 3.7 sq. metres (40.1 sq. feet)

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

First Floor

Approx. 45.7 sq. metres (491.6 sq. feet)



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