



Castles

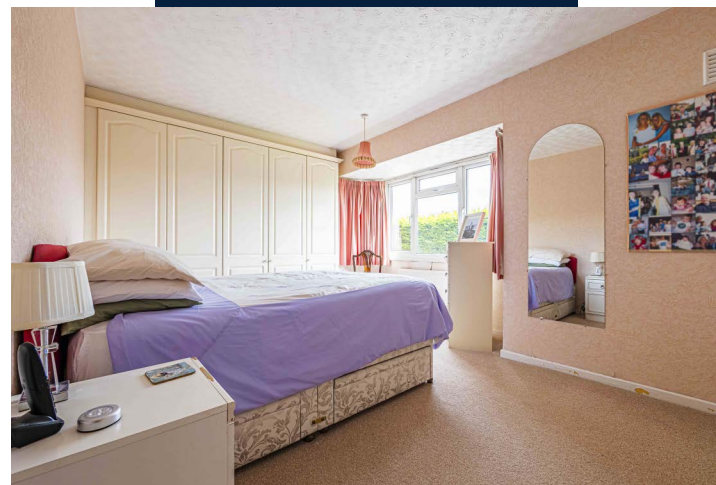
18 Abel Close
Hemel Hempstead, Hertfordshire, HP2 4BL

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Offers Over
£495,000
(Freehold)

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A much loved family home in a quiet cul-de-sac



Tucked away in a sought-after cul-de-sac in Adeyfield, this spacious three-bedroom semi-detached home is now available with no onward chain.

Castles are pleased to present this much-loved family home, offering plenty of space both inside and out. The current owners have enjoyed many happy years here, and it's easy to see why.

Downstairs, you'll find two generously sized reception rooms – ideal for relaxing or entertaining – along with a well-designed, spacious kitchen and a handy downstairs cloakroom. Upstairs, there are three comfortable bedrooms and a family shower room, which was previously a bathroom and could easily be converted back if preferred.

Outside, the home continues to impress. There's a detached single garage to the side, with a brick-built shed and useful outbuilding, plus off-street parking for one car. The front garden is lawned and screened with a mature hedge, adding privacy and charm. The rear garden is a real sun trap, enjoying a south-facing aspect and lovingly cared for by the current owners. It offers a patio area, mature hedge screening, and gated side access – perfect for enjoying the warmer months.

One of the great things about this location is the potential it offers – several neighbouring properties have extended to the front, side and rear. We believe this home could offer similar possibilities for future owners, subject to the usual planning permissions.

Additional benefits include UPVC double glazing, gas central heating, and connection to all mains services.

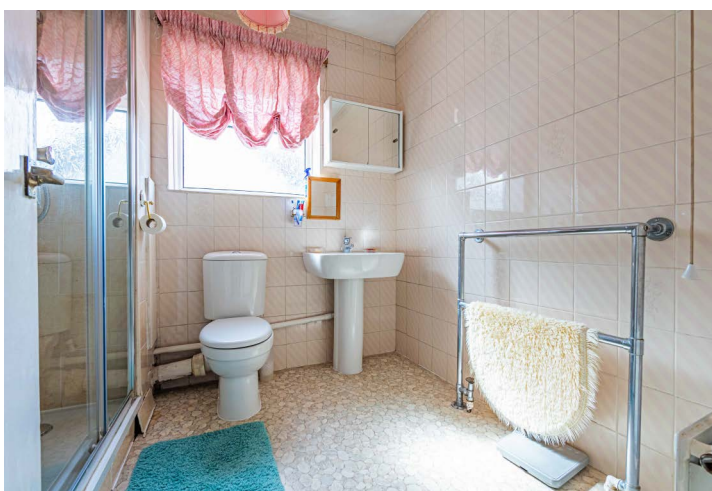
Please note: The sale is subject to the seller obtaining Probate, which has already been applied for.

Specifications

- Three Bedrooms
- Semi-Detached
- Garage & Parking
- Two Reception Rooms
- Well planned kitchen
- Possibility to Extend
- Southern Facing Garden
- No Onward Chain



The rear garden is a real sun trap, enjoying a south-facing aspect



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.

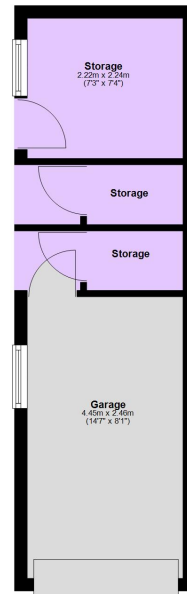
Tenure: Freehold

Council Tax Band: E

EPC Rating: TBC

Outbuilding

in area: approx. 1.7 sq. metres (17.9 sq. feet)
Plus outbuildings, approx. 19.2 sq. metres (206.9 sq. feet)



Ground Floor

Approx. 53.7 sq. metres (577.8 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.7 sq. feet)



Main area: Approx. 105.9 sq. metres (1139.5 sq. feet)

Plus outbuildings, approx. 19.2 sq. metres (206.9 sq. feet)

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

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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www.castlestateagents.co.uk