



Castles

MARRIOTTS WAY
Hemel Hempstead, HP3 9EN

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475,000
(Freehold)

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We are pleased to bring to market this Three/Four bedroom semi-detached family home



The property briefly comprises on the ground floor: Entrance porch, entrance hallway, family/study room that would be great as a home office or childrens playroom. The fitted kitchen is at the front of this property. The spacious lounge is in the middle of property with patio doors leading to the conservatory/dining room. Also on the ground floor is the utility room and a shower room. On the first floor is four bedrooms and a family bathroom.

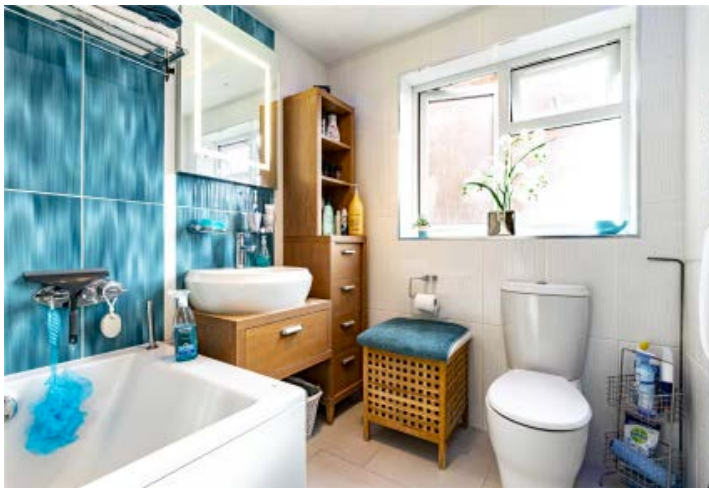
To the outside there is a driveway providing ample off-road parking and private rear garden that offers potential to extend stpp.

Specifications

4 BEDROOMS
2 RECEPTION ROOMS
2 BATHROOMS
SEMI-DETACHED HOUSE
GARDEN
DRIVEWAY
TOWN LOCATION



Located in a very sought after Cul-De-Sac within walking distance to Train Station and Town Centre.



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

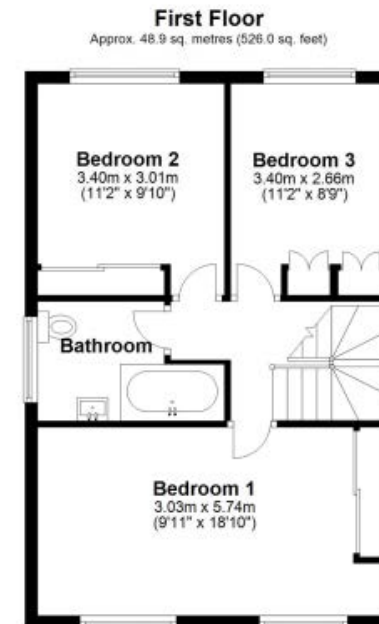
along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place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



Total area: approx. 125.5 sq. metres (1350.9 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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www.castlestateagents.co.uk



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