



Castles

WEST VALLEY ROAD  
Manor Estate, Hemel Hempstead HP3 0AN

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**£800,000**  
(Freehold)

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The stylish interior of this stunning FOUR Bedroom Detached property caters for modern day family lifestyles perfectly.



The property benefits from a Garage, Off-Street Parking, impressive Gardens and enjoys good positioning on this sought after road.

Downstairs boasts two well-proportioned Reception rooms, a superbly fitted Kitchen/Diner, complemented with beautiful work top surfaces and integrated appliances. Additionally, there is also a Utility Room.

Upstairs are Four Bedrooms and two wonderful family Bathrooms. The Rear Garden provides an ideal setting to relax and entertain by having a mixture of greenery and patio areas also hosting an additional workshop.

"Newly fitted boiler, soffits & gutters, fuse board and boarded loft".

## Specifications

- 4 BEDROOMS
- 2 RECEPTIONS
- 2 BATHROOMS
- OPEN PLAN KITCHEN/DINER
- UTILITY ROOM
- DOWNSTAIRS WC
- OFF ROAD PARKING
- GARAGE
- 1930 SQFT
- BEAUTIFUL CONDITION
- LARGE GARDEN



The front of the property boasts a large welcoming patio area and landscaped lawn perfect for relaxation and entertaining.



#### **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

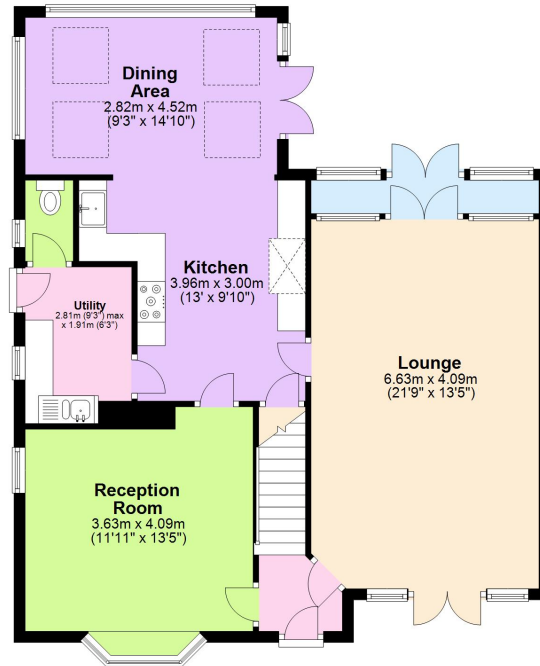
along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place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

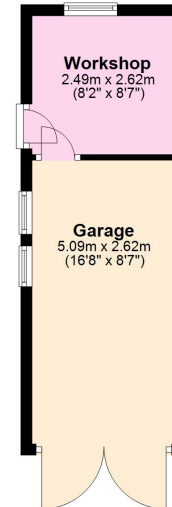
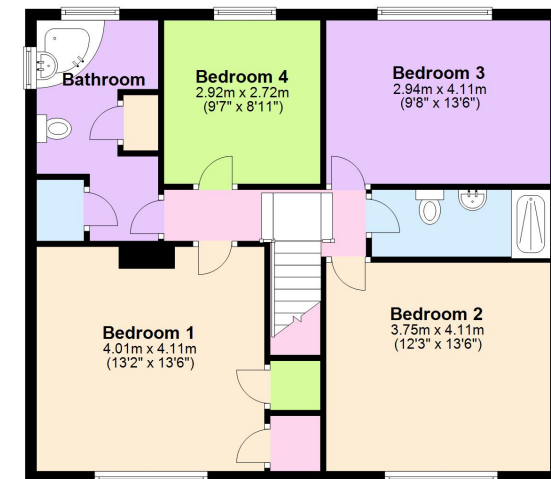
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

**Ground Floor**



**First Floor**



Total area: approx. 179.3 sq. metres (1930.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

Tenure: Freehold

Council Tax Band: F

EPC Rating: C

**Berkhamsted Office:** 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

**Boxmoor Office:** 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

**Eaton Bray Office:** 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

**Kings Langley Office:** 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

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