



Castles

RITCROFT CLOSE  
Bennetts End, Hemel Hempstead HP3 8PB



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**£375,000**  
(Freehold)

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Located in a sought after residential area, overlooking a small green this semi-detached family home has a wealth of living space coupled with good sized bedrooms.



The ground floor hosts a large living room which leads into a conservatory. Overlooking the garden the reception space is flooded with natural light. The modern fitted kitchen has a range of worksurfaces and cupboard storage.

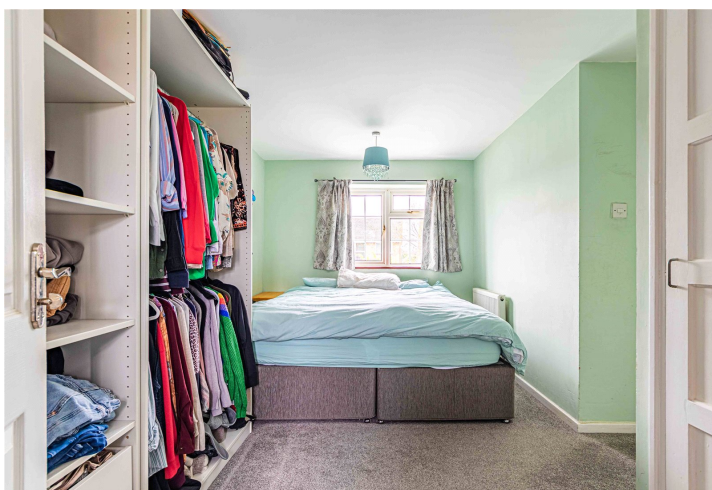
To the first floor the principal bedroom shares the same bright aspect as the living accommodation. Serviced by an ensuite shower room. The further two bedrooms, which are both of good proportions complete the layout on this floor. In addition the third bedroom benefits from built in wardrobes.

Other features include a modern family sized bathroom complete with white suite and utility/storage area to the side of the property.

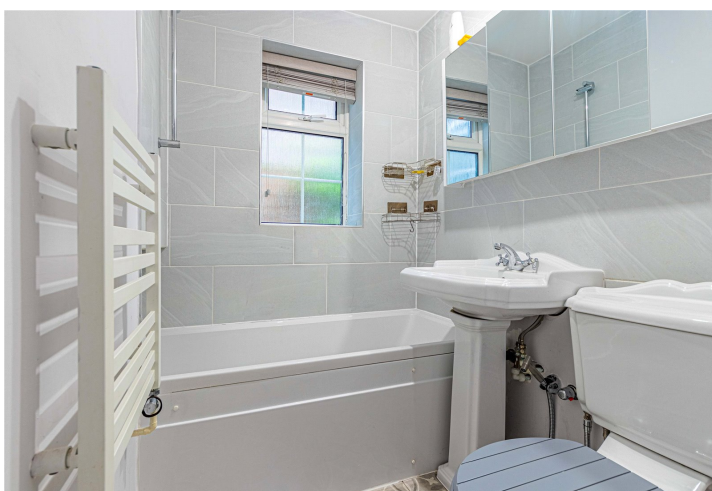
## Specifications

- SPACIOUS FAMILY HOME
- OVER LOOKING A SMALL GREEN
- MODERN FITTED KITCHEN
- CONSERVATORY
- LARGE FAMILY LIVING
- 3 BEDROOMS
- EN SUITE TO PRINCIPLE BEDROOM
- GARDEN





The rear garden offers plenty of space for relaxing, entertaining & play.



#### **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:**

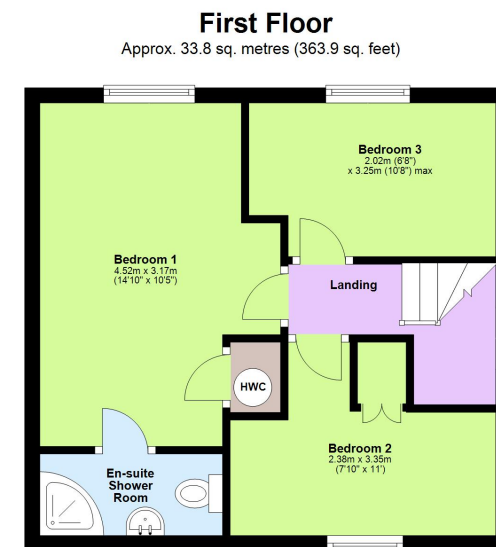
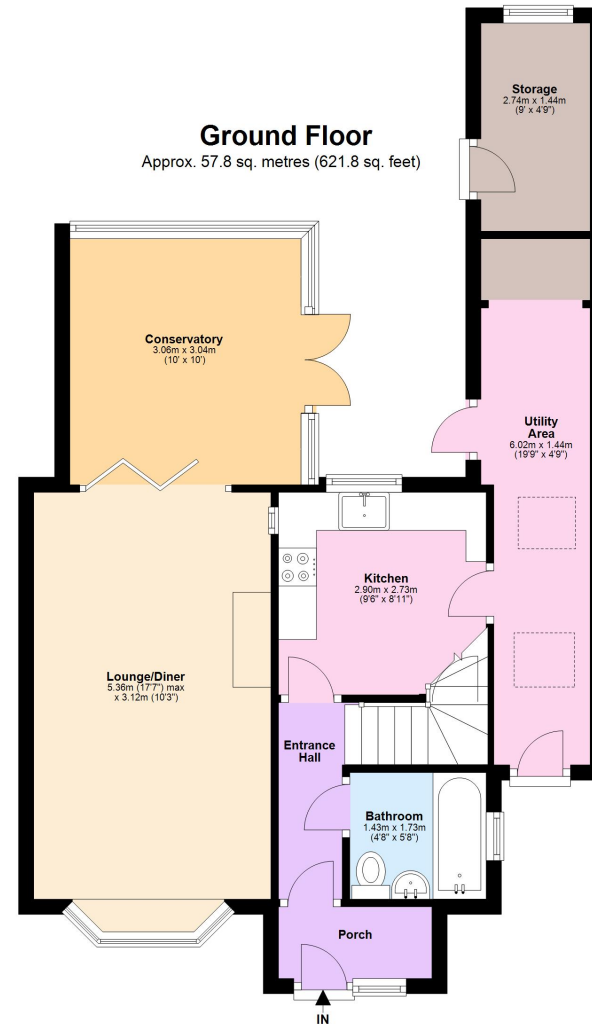
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

**Tenure:** Freehold

**Council Tax Band:** C

**EPC Rating:** D



Total area: approx. 91.6 sq. metres (985.7 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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**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**

**Associated London Office:** 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

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