



Castles

WESTBROOK DRIVE
Pix Farm Lane, Hemel Hempstead HP1 2EF

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£650,000
(Freehold)

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This beautifully appointed four-bedroom property is aesthetically pleasing while being practical, spacious and comfortable.



From the initial street view to the depths of this home, there is a real sense of quality and style thanks to attention to detail and plenty of clear, bright lines in all living areas.

The ground floor offers a large living room and large modern kitchen – all fitted with white units and top of the range integrated appliances including a double eye-level oven – as well as a good sized kitchen/dining room plus store and further utility room.

With a breakfast bar and sleek design the kitchen provides everything a thoroughly modern home should have while the rest of the property is similarly inviting with neutral décor and wooden flooring.

The first floor offers four bedrooms of which one is en-suite while the large family bathroom serves the others, again offering everything top quality in terms of all fixtures and fittings.

This property is not only the epitome of modern convenience, it is a 'must-see' for those seeking a home that provides space, comfort and style in one place.

Specifications

- NO UPPER CHAIN!
- 4 BEDROOMS
- OPEN PLAN KITCHEN/DINER
- UTILITY
- DOWNSTAIRS W/C
- ENSUITE TO MASTER
- BUILT IN 2022
- NEW HOME WARRANTY
- OFF-STREET PARKING
- SOUTH WEST FACING GARDEN
- GREAT LOCATION



Through Bi-Fold doors from the dining area, the modern garden is framed by full fencing providing complete privacy.



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.

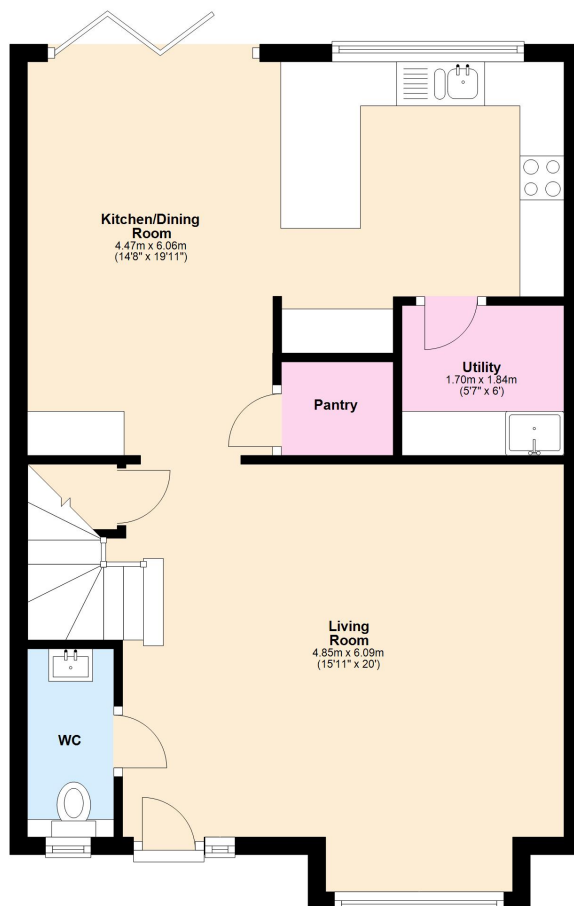
Tenure: Freehold

Council Tax Band: E

EPC Rating: B

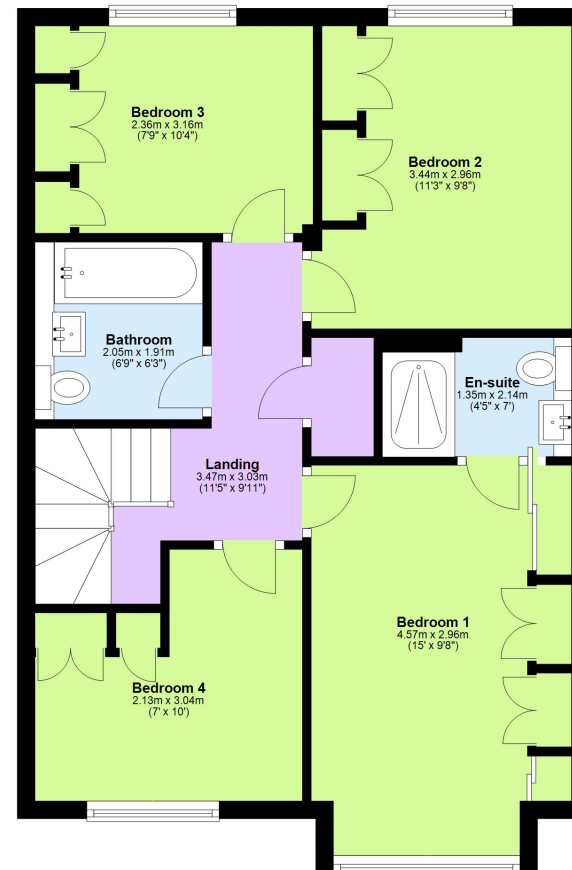
Ground Floor

Approx. 54.7 sq. metres (589.1 sq. feet)



First Floor

Approx. 47.3 sq. metres (508.9 sq. feet)



Total area: approx. 102.0 sq. metres (1098.0 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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