



Castles

BRANKSOME CLOSE  
Adeyfield, Hemel Hempstead HP2 7AG

# BRANKSOME CLOSE

Adeyfield, Hemel Hempstead HP2 7AG

**Offers Over**  
**£850,000**  
(Freehold)

Castles



Tucked away in a sought-after and peaceful cul-de-sac, this beautifully presented five-bedroom detached home offers refined, spacious living with high-quality finishes throughout.



The downstairs space flows effortlessly, offering a choice of living areas including a stylish lounge, elegant dining area and a versatile sitting room with double doors opening out onto the south-facing rear garden.

The well-presented kitchen is equipped with a range of solid oak fronted units, granite worktops and quality integrated appliances. A well-appointed utility room continues the high standard, with fitted units, external garden access, and a door into the integral garage. A spacious cloak room and separate coat and boot room complete the ground floor.

Upstairs, five generously proportioned bedrooms provide flexibility for growing families. The principal bedroom offering a dual-aspect layout, extensive fitted wardrobes and an ensuite shower room. A second bedroom also benefits from its own ensuite, while the remaining bedrooms are served by a modern family bathroom.

A rear extension has power, lighting, and could provide excellent storage or workshop/home office potential. The block-paved driveway offers ample off-road parking and leads to the integral garage with power and light.

## Specifications

- EXECUTIVE DETACHED HOME
- 5 BEDROOMS
- 3 RECEPTIONS
- 3 BATHROOMS
- UTILITY
- DOWNSTAIRS WC
- OPEN PLAN LIVING AREAS
- OFF STREET PARKING
- SOUTH FACING REAR GARDEN



The southerly-facing, private landscaped rear garden, is ideal for outdoor living, with patios, lawn, and mature borders.



#### 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.

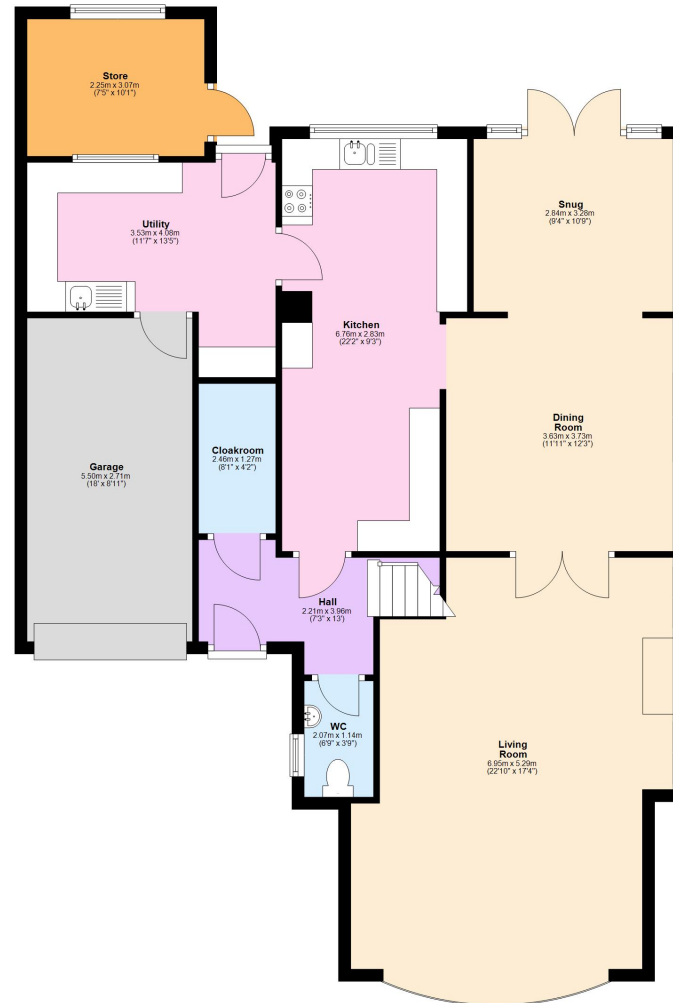
**Tenure: Freehold**

**Council Tax Band: F**

**EPC Rating: C**

**Ground Floor**

Approx. 120.3 sq. metres (1294.6 sq. feet)



**First Floor**

Approx. 92.6 sq. metres (996.5 sq. feet)



Total area: approx. 212.9 sq. metres (2291.1 sq. feet)

**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



**rightmove**

**Castles**

[www.castlestateagents.co.uk](http://www.castlestateagents.co.uk)