



Castles

KNIGHTS ORCHARD  
Gadebridge, Hemel Hempstead HP1 3QA



# KNIGHTS ORCHARD

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**£565,000**  
(Freehold)

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Offering a wealth of living space coupled with great sized bedrooms, this detached family house is situated in a very popular residential location.



Presented to the market with no upper chain!

The ground floor hosts a large living room that leads into a separate dining room looking out to the rear garden. The fitted kitchen with a range of work surfaces and cupboards shares the same bright aspect as the reception rooms.

To the first floor, three bedrooms can be found, all of great sizes. The principal bedroom includes a large en suite shower room and fitted wardrobes. The remaining bedrooms are serviced by a large family bathroom.

Ideally located near Hemel Hempstead train station and the historic town of Berkhamsted, this home offers easy access to excellent transport links into London Euston.

## Specifications

- NO UPPER CHAIN!
- DETACHED FAMILY HOME
- THREE BEDROOMS
- SEPARATE DINING ROOM
- DOWNSTAIRS WC
- EN SUITE TO PRINCIPAL BEDROOM
- OFF ROAD PARKING
- GARAGE





Other features include ground floor cloakroom, garage, and large rear garden with a range of shrubs and hedgerows.



#### **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:** D

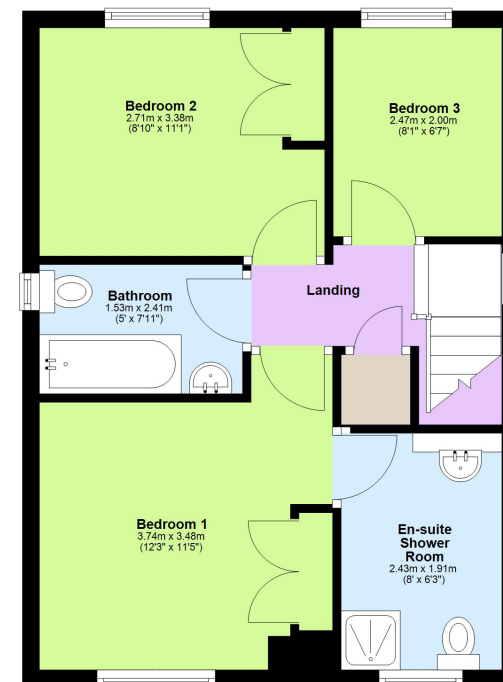
### Ground Floor

Approx. 61.9 sq. metres (666.4 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 102.9 sq. metres (1107.5 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



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