



Castles

LARKSPUR CLOSE
Fields End, Hemel Hempstead HP1 2HP

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O.I.E.O
£450,000
(Freehold)

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A well-presented family size home situated in the ever-popular Fields End location. Offering a wealth of living space and good-sized bedrooms.



The large living room flows into a dining area which looks out to the rear garden. The kitchen, with a range of worksurfaces and cupboards, share the same bright aspect as the reception rooms.

To the first floor, three bedrooms can be found. The principal bedroom is serviced by a en suite shower room. The large family size bathroom completes the layout of this floor.

Other benefits include, off road parking, garage, and a ground floor w/c.

Located in the Fields End area of Hemel Hempstead and offers ease of transport, access to a wide range of facilities and schools. For those needing to commute, Hemel Hempstead railway station is a short distance from this house and offers regular train services in and out of London – while the M1 and M25 are also close by.

Specifications

- END OF TERRACE
- 3 BEDROOMS
- EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- DUAL ASPECT RECEPTION ROOM
- SECLUDED REAR GARDEN
- GARAGE
- OFF ROAD PARKING



The large rear garden is mostly laid to lawn and offers privacy and seclusion.



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

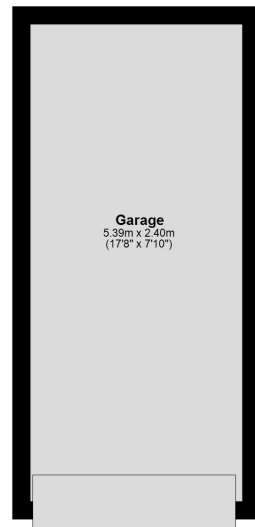
along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place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

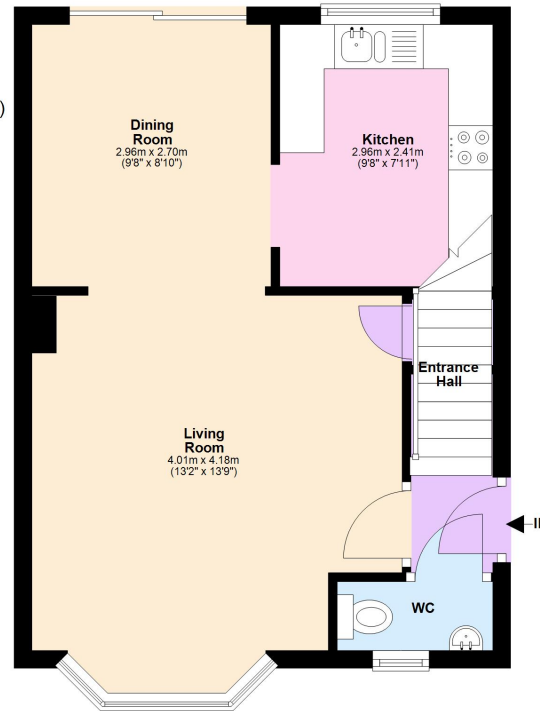
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

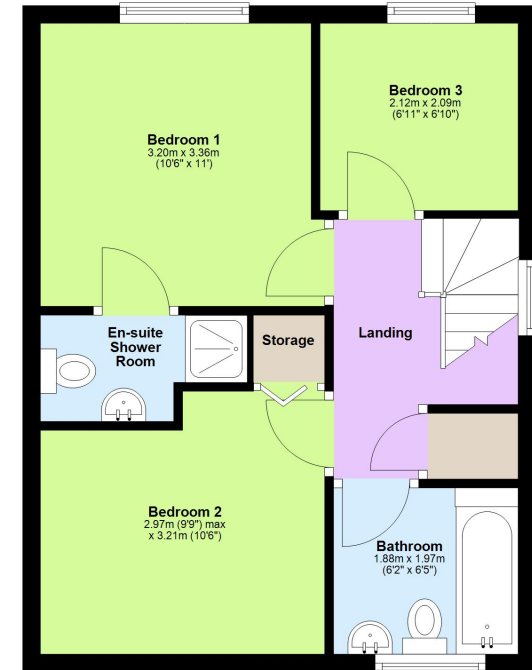
Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 12.9 sq. metres (139.1 sq. feet)



Ground Floor
Approx. 37.1 sq. metres (399.7 sq. feet)



First Floor
Approx. 37.9 sq. metres (408.0 sq. feet)



Main area: Approx. 75.0 sq. metres (807.7 sq. feet)
Plus outbuildings, approx. 12.9 sq. metres (139.1 sq. feet)

Tenure: Freehold
Council Tax Band: E
EPC Rating: D

Berkhamsted
01442 865252
Eaton Bray
01525 220605

Borehamwood
020 8953 2112
Hertford
01992 501511

Boxmoor
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Kings Langley
01923 936900

Bushey
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