



Castles

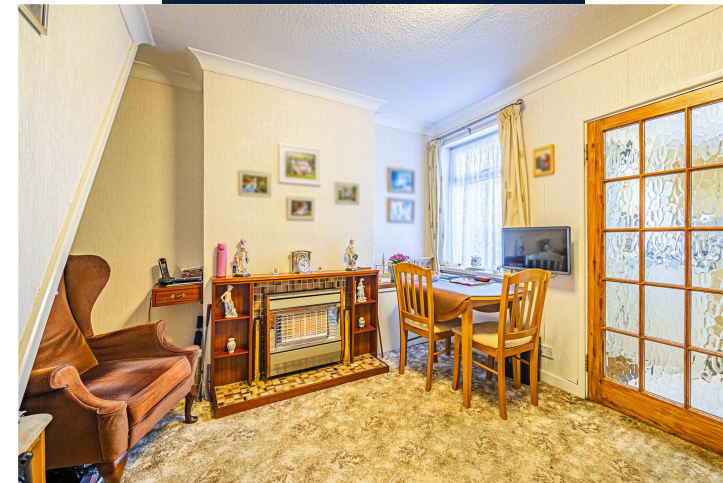
RUSSELL PLACE
Hemel Hempstead, HP3 9AT

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£375,000
(Freehold)

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Nestled in a sought-after location in Hemel Hempstead, just a short walk from the train station, this characterful two-bedroom terraced cottage offers an excellent opportunity for buyers to create a home tailored to their own style.



The ground floor features a welcoming living room, a separate dining room, a well-proportioned kitchen, and the added convenience of a downstairs W/C. Upstairs, you will find two spacious double bedrooms, both offering plenty of natural light.

Presented in clean and tidy condition throughout, this home provides a solid foundation for modernisation, allowing the next owner to enhance and personalise the space to their taste.

Perfectly positioned for commuters and those looking to enjoy all that Hemel Hempstead has to offer, this home is a fantastic opportunity not to be missed.

Specifications

- NO UPPER CHAIN!
- TERRACED COTTAGE
- 2 SPACIOUS DOUBLE BEDROOMS
- SEPARATE LIVING ROOM
- SEPARATE DINING ROOM
- DOWNSTAIRS W/C
- GENEROUS REAR GARDEN
- WALKING DISTANCE TO HEMEL HEMPSTEAD TRAIN STATION



To the rear, the property boasts a generous garden – ideal for outdoor entertaining or peaceful relaxation.



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.

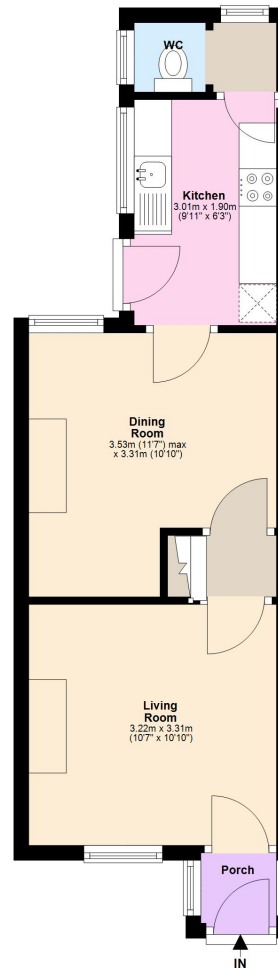
Tenure: Freehold

Council Tax Band: D

EPC Rating: TBC

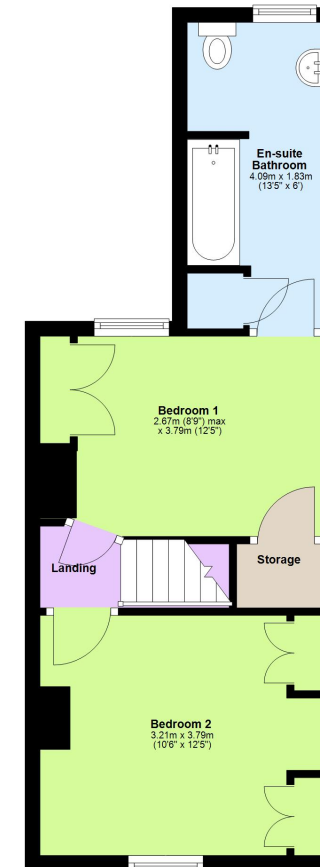
Ground Floor

Approx. 31.5 sq. metres (339.6 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.4 sq. feet)



Total area: approx. 65.5 sq. metres (704.9 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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