



Castles

Knolls View  
Leighton Road, Northall, LU6 2NS



# Knolls View

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**Guide Price**  
**£538,500**  
(Freehold)

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This exquisite 4-bedroom detached home boasts a coveted location and is offered with NO UPPER CHAIN



As you step through the front door, a sense of space greets you. The generous entrance hall sets the tone for the entire residence with the beautifully appointed solid oak staircase with curtesy lighting. To the left of the front door is a W.C and additional reception room which offers great flexibility to be study, playroom or additional bedroom adapting seamlessly to your family's needs. There is also access to the garage. The heart of this home is undoubtedly the open-plan kitchen and dining area, complete with a breakfast bar, the space flows through to the generous lounge. Adjacent to the kitchen, a charming conservatory awaits benefiting from the views to the rear. Upstairs the master bedroom boasts an en suite bathroom, along with 3 other well balanced bedrooms. To create additional space there's exciting potential to convert to the loft (STPP).

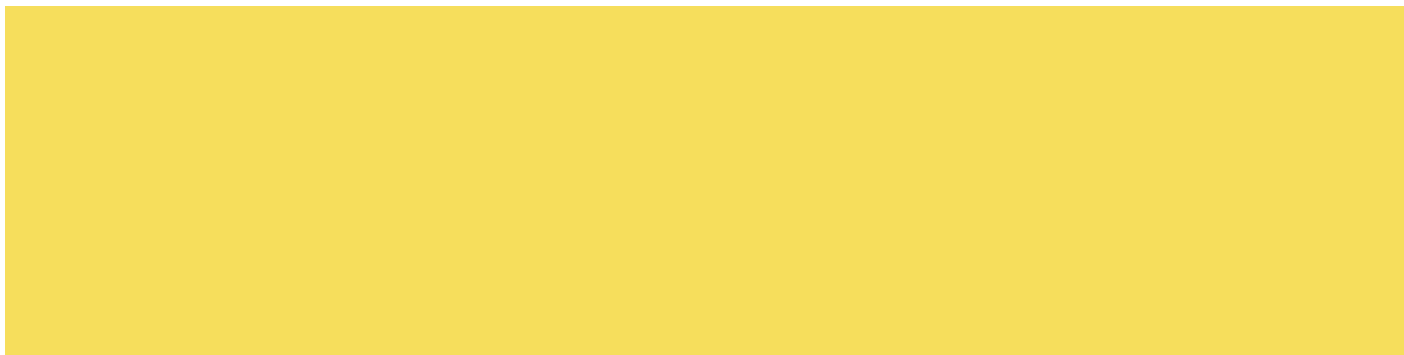
## Specifications

- Detached family home
- No upper chain
- 4 bedroom
- 4 reception rooms
- kitchen diner
- En suite
- W.C
- Farmland views to front and rear





This home has open farmland embracing both the front and rear and awe-inspiring views of Totterhoe Knolls

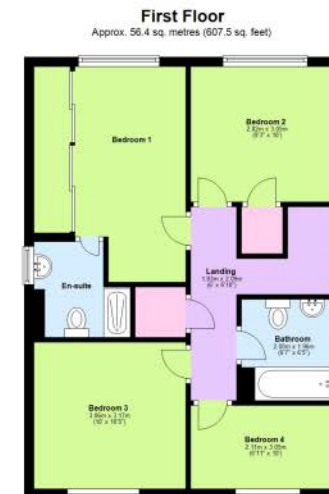


**Please Note:**

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:** D



Total area: approx. 156.5 sq. metres (1684.4 sq. feet)  
This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

**Berkhamsted**

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**Eaton Bray**

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**Borehamwood**

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**Hertford**

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