



Castles

MOUNT PLEASANT COTTAGES
Tile Kiln Lane, Hemel Hempstead HP3 8ND

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£400,000
(Freehold)

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A cottage-style two-bedroom home which is aesthetically pleasing while being practical and comfortable.



The journey through this highly attractive home starts outside with the fabulous frontage – a pretty property with a bricked front yard area and inviting porched entrance.

Once into the main house, it provides a big hug of welcome with an array of delights in the Living Room including original beams and an eye-catching brick-built Fireplace.

There is a quirky Kitchen which also houses the staircase to the first floor which offers modern fittings and good working space plus access to a Utility Room, Bathroom and the outdoors.

There is a good-sized Garden which provides a Patio and Lawn in an area fully enclosed by fencing and mature planting to allow for complete privacy.

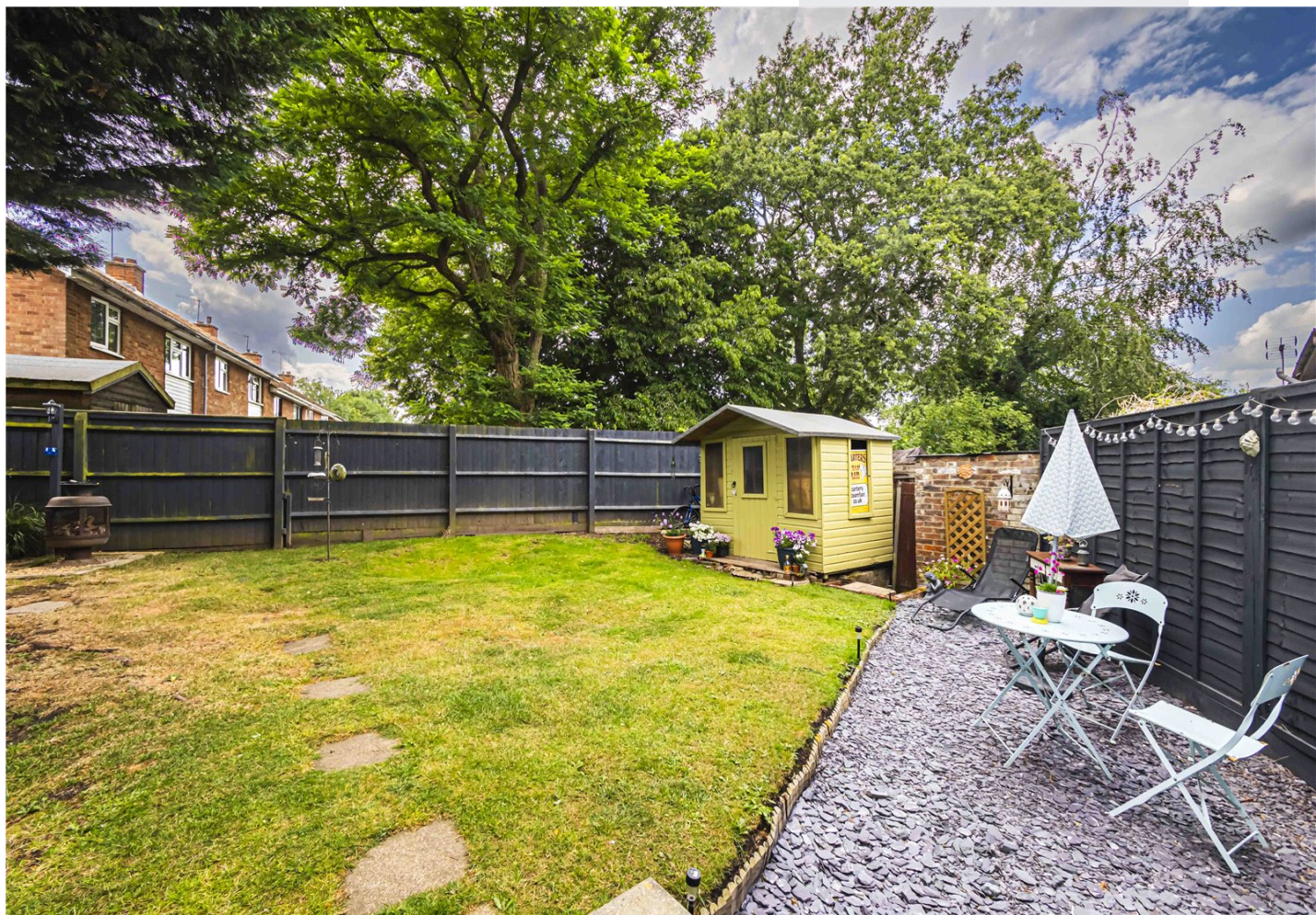
Upstairs offers true cottage styling again with the Main Bedroom offering generous space and two feature walls – one of brick and the other of wood.

Specifications

- CHARACTER TERRACE COTTAGE
- FULLY RENOVATED
- TWO BEDROOMS
- BATHROOM
- PRIVATE GARDEN
- CENTRAL HEATING
- FULLY RENOVATED



This property has many breath-taking and traditional elements that make it stand out from the crowd.



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.

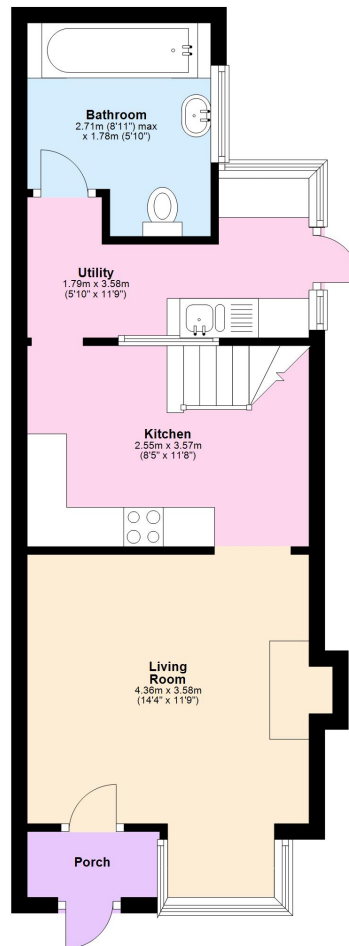
Tenure: Freehold

Council Tax Band: C

EPC Rating: D

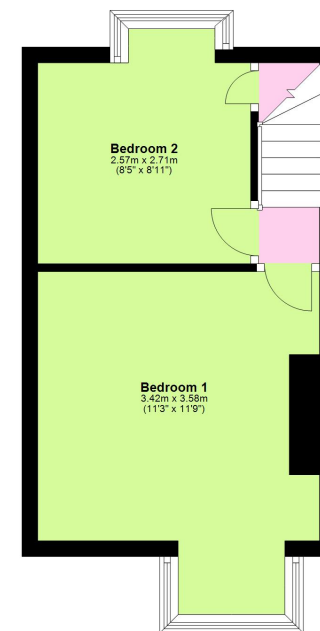
Ground Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



First Floor

Approx. 23.6 sq. metres (253.9 sq. feet)



Total area: approx. 59.7 sq. metres (642.1 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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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