



Castles

DAGGSDELL ROAD
Warners End, Hemel Hempstead HP1 3PP

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Guide Price
£450,000
(Freehold)

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A charming and spacious three-bedroom home located in a sought-after area. This property offers versatile family living across two well-balanced floors.



Step through the walled and gated front garden into a welcoming porch with both inner and outer glazed doors, opening into a bright entrance hallway featuring wooden flooring that flows seamlessly through to the living and dining rooms. The lounge offers a warm and inviting space to relax, while the adjoining dining room is ideal for entertaining and enjoys direct access to the built-on sunroom, which overlooks the rear garden.

The modern white gloss kitchen is fitted with a central island unit, integrated fridge, dishwasher, and oven, and boasts a new vinyl floor extending into the utility room and downstairs WC. There's also a bespoke office area under the stairs, perfect for working from home.

Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom.

Additional highlights include an outbuilding/workshop, lean-to storage area, and a thoughtful layout providing plenty of storage throughout.

Specifications

- 3 BEDROOM FAMILY HOME
- END OF TERRACE
- RE FITTED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DOWNSTAIRS WC
- DINING ROOM
- SUNROOM
- OUTBUILDING/WORKSHOP
- BEAUTIFULLY PRESENTED THROUGHOUT



The rear garden is both practical and private, with a newly roofed back door area and a good-sized shed with power supply and workbench.



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: TBC

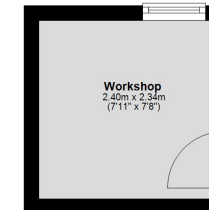
Ground Floor

Approx. 57.4 sq. metres (617.5 sq. feet)



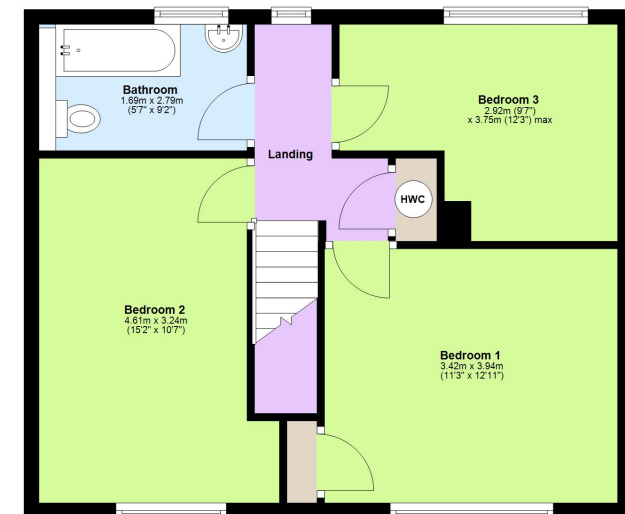
Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 5.6 sq. metres (60.6 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



Main area: Approx. 107.3 sq. metres (1155.5 sq. feet)

Plus outbuildings, approx. 5.6 sq. metres (60.6 sq. feet)

Berkhamsted

01442 865252

Borehamwood

020 8953 2112

Boxmoor

01442 233345

Bushey

020 8950 2551

Eaton Bray

01525 220605

Hertford

01992 501511

Kings Langley

01923 936900

Radlett

01923 537111



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