



Castles

Belswains Lane  
Hemel Hempstead, Hertfordshire, HP3 9PN



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Asking  
Price of  
**£625,000**  
(Freehold)

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Nestled in a the sought-after neighbourhood of Belswains Lane, this three-bedroom family home, while exuding undeniable curb appeal, presents a captivating opportunity for those with a vision for modernization.



Standing as a truly detached residence, this property offers a sense of privacy and tranquillity that can make you forget you even have neighbours.

One of the standout features of this property is the expansive plot it occupies, stretching seamlessly from Ebbens Road to Belswains Lane. This unique configuration not only adds an exclusive touch to the property but also presents a remarkable opportunity for potential development, subject to the necessary planning permissions. With dual access points from two distinct roads, the possibilities for creative expansion and customization are boundless.

Upon entering the home, you'll find a inviting entrance hall that serves as a prelude to the interior's untapped potential. The main living space, a spacious family lounge diner, provides a canvas for transformation and modernization. Bathed in natural light, this area is ideal for a contemporary open-plan design that seamlessly merges the living and dining spaces, catering to today's modern lifestyle. The kitchen, which overlooks the mature garden plot, offers an exciting opportunity to create a modern culinary haven. Imagine designing a chef's dream kitchen with state-of-the-art appliances and elegant finishes, all while enjoying the serene garden views that provide inspiration for every meal. The exterior of the property holds a hidden gem in the form of a cellar, perfect for further development.

## Specifications

DETACHED FAMILY HOME  
LARGE PLOT  
OPEN PLAN  
LOUNGE/DINER  
VERSATILE CELLAR SPACE  
DUAL ROAD ACCESS  
OFF STREET PARKING  
CLOSE TO STATION  
POTENTIAL TO EXTEND  
(STPP)





This space offers endless possibilities, from a home gym to a wine cellar or even a recreational room for the family to enjoy.



#### **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

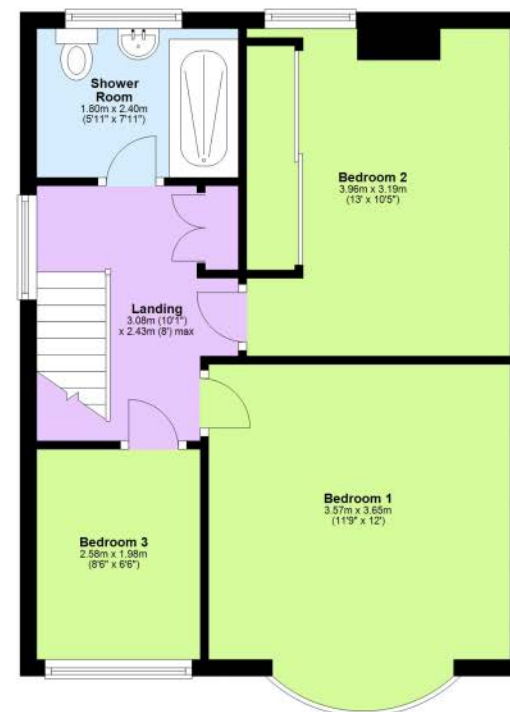
**Council Tax Band:** E

**EPC Rating:** D

**Ground Floor**  
Approx. 56.6 sq. metres (609.1 sq. feet)



**First Floor**  
Approx. 44.0 sq. metres (473.8 sq. feet)



**Total area: approx. 100.6 sq. metres (1082.8 sq. feet)**

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

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