



Castles

BIRCHMERE
London Road, Hemel Hempstead HP1 3RE

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Guide Price
£1,175,000
(Freehold)

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A rare opportunity to purchase a Five Double Bedroom Executive Detached property, complete with Garage.



Located within an exclusive development of only three properties, this architect-designed home offers stunning views of Snooks' Moor and is conveniently accessible to Boxmoor, Berkhamsted, and Hemel Hempstead Railway Station, providing excellent links to London.

The well-proportioned interior boasts a generous Entrance Hall leading to a spacious Lounge featuring a stone mantle Fireplace with doors leading to the beautiful garden.

The Ground Floor is completed by a spacious, fully integrated Kitchen with an extensive range of wall and base units, granite work surfaces that opens up to the triple-aspect Conservatory with a vaulted ceiling. There is also a Dining Room, Study, Utility Room and Gym all on the Ground Floor

The First Floor hosts Five generous Double Bedrooms, including a Master with Dressing Area and En-suite Bathroom. Bedroom Two also offers an En-suite, a spacious Landing and the Family Bathroom.

Specifications

- NO UPPER CHAIN
- DETACHED EXECUTIVE HOME
- 5 DOUBLE BEDROOMS
- 3 RECEPTIONS
- 3 BATHROOMS
- UTILITY
- STUDY
- GARAGE
- OFF STREET PARKING
- EXCLUSIVE DEVELOPMENT
- STUNNING VIEWS!

The well-arranged external Garden is a highlight, featuring Patio seating areas, a large Lawn, fenced boundaries, and vibrant mature plants and shrubs, with convenient side access.

The front of the property offers a single Garage with light and power, complemented by a generous Driveway providing excellent Off-Street Parking facilities.

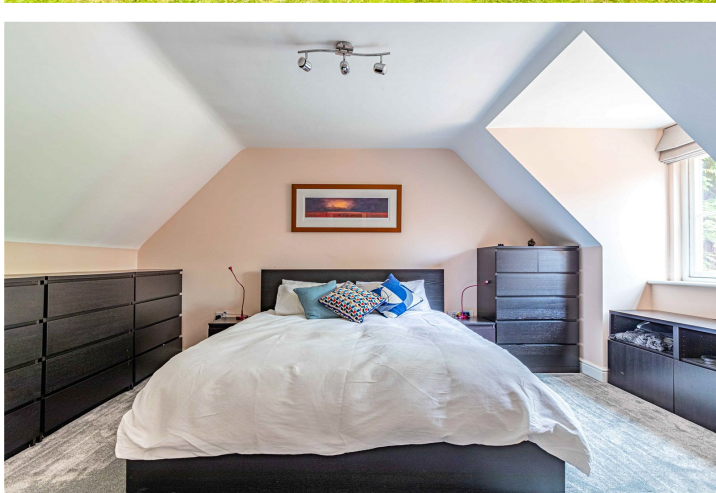
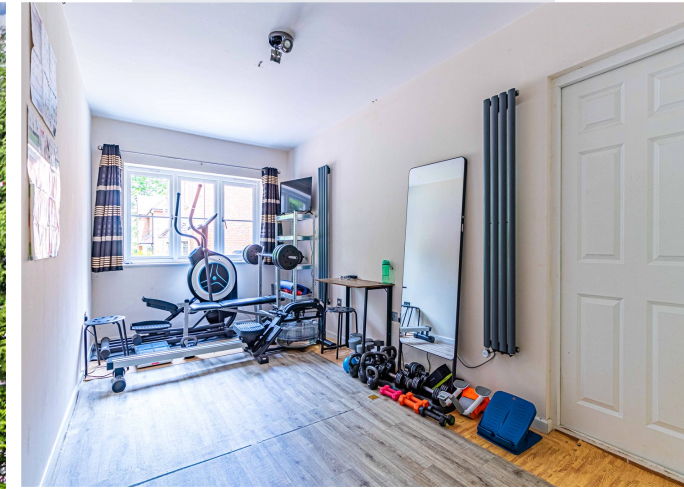
Set on a sizeable plot with wrap-around gardens, the property has potential for extension, subject to necessary planning consents.

Additional benefits include double glazed sash windows and Gas Central Heating.

Local Amenities and Transport Links:
Hemel Hempstead, with its Riverside and The Marlowes shopping malls, offers a comprehensive range of shopping facilities and amenities. For commuters, the M1 and M25 are easily accessible, and the mainline railway station provides a fast and frequent service to London Euston.







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: G

EPC Rating: C



Total area: approx. 258.5 sq. metres (2782.2 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

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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