



Castles

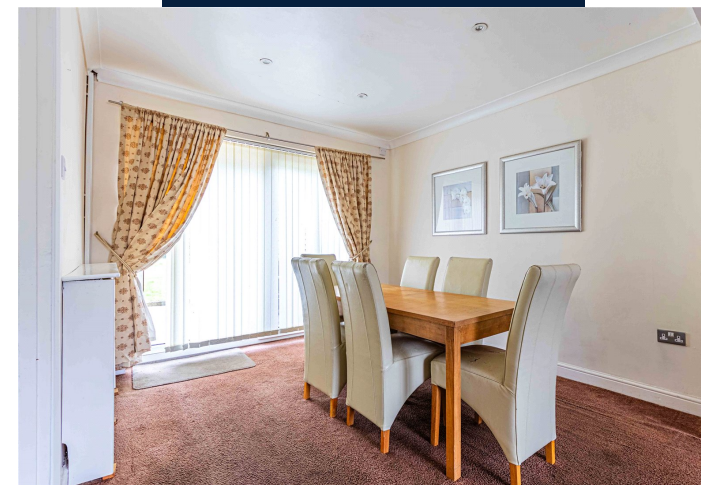
GOLDCROFT  
Bennetts End, Hemel Hempstead HP3 8ET

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Offers Over  
**£425,000**  
(Freehold)

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A well-maintained 4 Bedroom home, offered with No Upper Chain!



Boasting 4 Bedrooms, 1 Reception Room and 1 Bathroom, this affordable property exudes charm with a bright and cosy interior. Well-maintained and clean, it offers a homely feel with a Garden and Patio and is ideal for families or professionals seeking a comfortable living space.

The house is characterised by its affordability, accessibility, and bright, charming interior. Well-maintained and clean, the property exudes a homely and cosy atmosphere that is sure to make you feel right at home.

Outside, you'll find a lovely Garden with Patio Area, perfect for relaxing or entertaining. With its convenient location and inviting ambiance, this property presents a fantastic opportunity to settle down and enjoy a quality lifestyle.

## Specifications

- NO UPPER CHAIN
- 4 BEDROOM TERRACE
- 1 RECEPTION
- 1 BATHROOM
- WELL MAINTAINED REAR GARDEN W/ PATIO
- OUTBUILDINGS
- GREAT LOCATION



The Property is conveniently located in a prime residential area close to all local amenities.



#### **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.

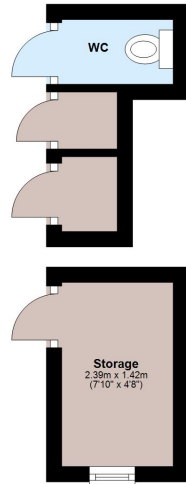
**Please Note:**

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.

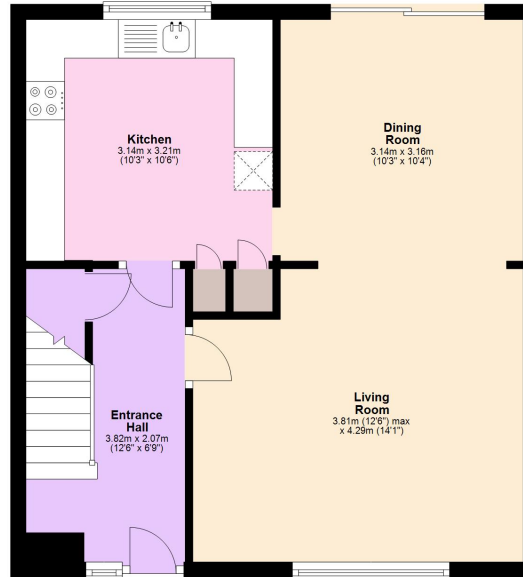
**Outbuilding**

area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings, approx. 6.0 sq. metres (64.4 sq. feet)



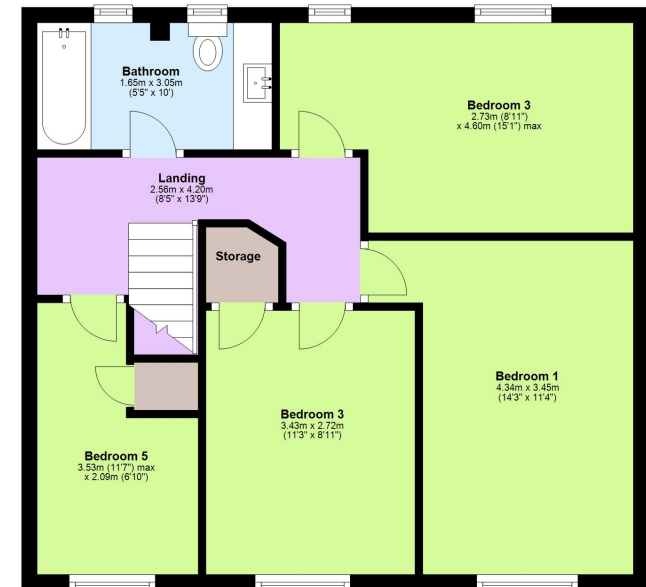
**Ground Floor**

Approx. 45.5 sq. metres (490.0 sq. feet)



**First Floor**

Approx. 55.5 sq. metres (597.6 sq. feet)



Tenure: Freehold  
Council Tax Band: D  
EPC Rating: C

Main area: Approx. 101.0 sq. metres (1087.6 sq. feet)  
Plus outbuildings, approx. 6.0 sq. metres (64.4 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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**Eaton Bray Office:** 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**  
**Kings Langley Office:** 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**  
**Associated London Office:** 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

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