



Castles

PHOENIX WALK
Hemel Hempstead HP2 7RR

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Offers Over
£575,000
(Freehold)

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An well presented FOUR Bedroom Detached family home located on a modern development on the outskirts of Hemel Hempstead.



The property is presented to an exceptional standard throughout and epitomises the phrase, 'ready to move in'. Access to all major roads and rail links are easily accessible.

Phoenix Walk is an exceptional development built in 2012/3 by well respected, award winning new homes builder, Croudace Homes. The property has been thoughtfully designed to maximise space with a flow and energy unlike many new homes. Quality fittings throughout have been complimented by the seller's exceptional eye for interior design, quality and craftsmanship.

This beautiful home offers Entrance Hall, a spacious Lounge that's nice and bright with patio doors leading to the Private Rear Garden. The Kitchen offers a range of modern white gloss cabinets with integrated appliances. Family Room and Cloakroom all on the ground floor. The first floor enjoys four spacious Bedrooms, the master has built in wardrobes and an En-Suite. The first floor also has a large Family Bathroom with modern suite and complimentary tiling.

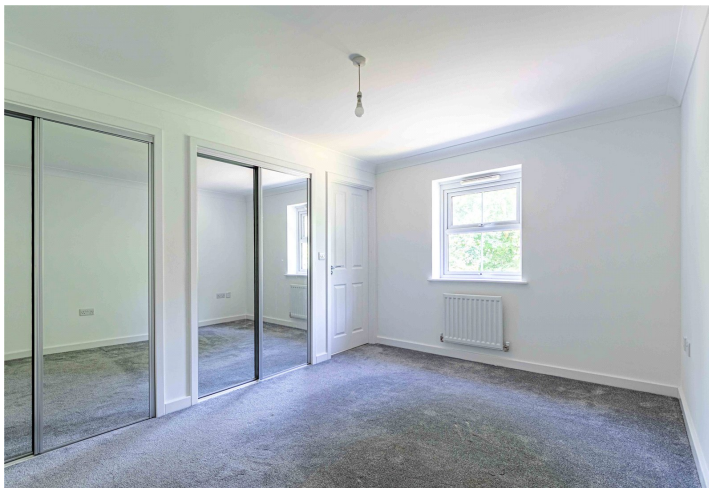
This property also offers Off Street Parking and ample on street parking for additional cars or visitors.

Specifications

- DETACHED
- 2 BEDROOMS
- 2 LIVING ROOMS
- EN SUITE TO MASTER
- GARAGE
- DOWNSTAIRS W/C
- OPEN PLAN KITCHEN/DINING ROOM
- REAR GARDEN
- SOUGHT AFTER LOCATION



The Rear Garden is a great space to entertain or simply enjoy the tranquillity of the Garden on a late summers evening with a glass of wine.



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.

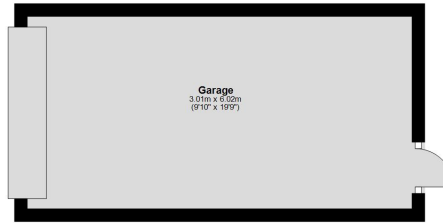
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

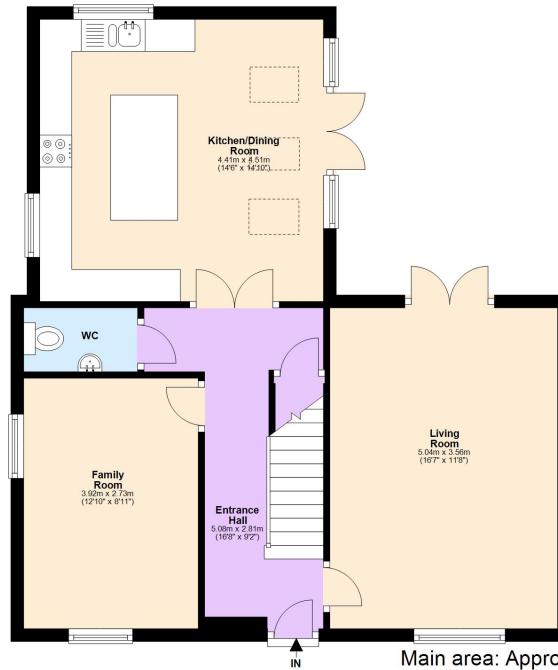
Council Tax Band: F

EPC Rating: C

Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 16.1 sq. metres (194.7 sq. feet)



Ground Floor
Approx. 62.5 sq. metres (672.5 sq. feet)



Main area: Approx. 119.7 sq. metres (1288.3 sq. feet)
Plus outbuildings, approx. 18.1 sq. metres (194.7 sq. feet)

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

First Floor
Approx. 57.2 sq. metres (615.9 sq. feet)



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