



Castles

HILLCREST  
Berrymead, Adeyfield, Hemel Hempstead HP2 5LF

# HILLCREST

Berrymead, Adeyfield, Hemel Hempstead HP2 5LF

**£600,000**  
(Freehold)

Castles



A beautifully extended three bedroom family home - perfect for those seeking comfort, style, and convenience.



As you step inside, you'll be greeted by a bright and airy living room, filled with natural light that creates a warm and inviting atmosphere. The modern kitchen is a chef's delight, equipped with high-quality appliances and plenty of storage space, making it perfect for both everyday meals and entertaining guests.

The property boasts three generous bedrooms, including a spacious master bedroom with its own en-suite bathroom, offering a private retreat at the end of the day. The additional bedrooms are well-proportioned, providing ample space for family members or guests.

The property also offers off-street parking for multiple vehicles, adding to the convenience.

Located in a friendly neighborhood, this home is close to local amenities, schools, and transport links, making it an ideal choice for families.

## Specifications

- DETACHED FAMILY HOME
- SOUGHT-AFTER RESIDENTIAL LOCATION
- LARGE RECEPTION SPACE
- WELL PROPORTIONED BEDROOMS
- EN SUITE TO PRINCIPAL BEDROOM
- DRIVEWAY PARKING



Outside, you'll find a beautifully maintained private garden, ideal for outdoor activities and relaxation.



#### **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.

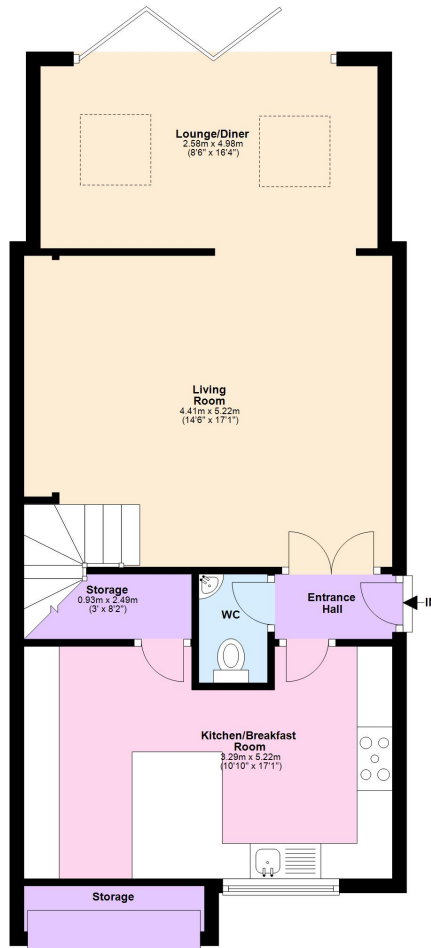
**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

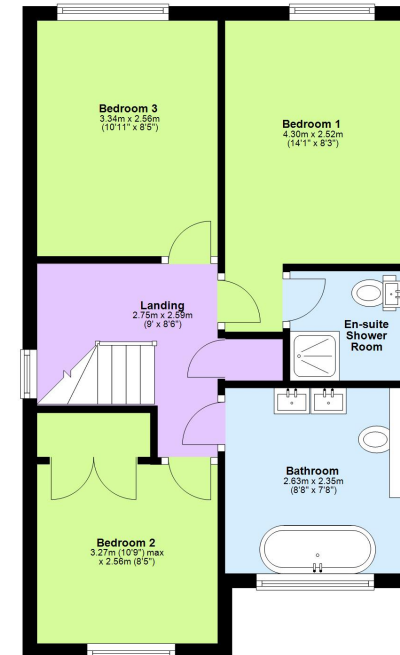
All measurements are approximate and photographs provided are for guidance only.

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

**Ground Floor**  
Approx. 61.4 sq. metres (660.7 sq. feet)



**First Floor**  
Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 103.8 sq. metres (1117.2 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

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



**Castles**

[www.castlesstateagents.co.uk](http://www.castlesstateagents.co.uk)