



Castles

FIR TREE CLOSE
Leverstock Green, Hemel Hempstead HP3 8NG

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£450,000
(Freehold)

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A brand new Two Bedroom End of Terrace family home in a sought after location close to local shops and schools.



The property has only just been built and comes with the benefit of a 10 year new home warranty.

Entering the property through our Entrance Hall is the Cloakroom, then the property opens up into the large and bright Lounge then into the beautiful Open Plan Kitchen/Diner with bi-fold doors leading to the private Rear Garden. The Kitchen offers a range of built-in appliances including, fridge/freezer, oven, hob and extractor, dishwasher, washer/dryer.

The First Floor of this stunning new build offers Two great sizes Bedrooms plus a 3-piece Bathroom Suite which has been finished in modern decor.

Specifications

- NEW BUILD! CHAIN FREE!
- END TERRACE
- 2 BEDROOMS
- OPEN PLAN KITCHEN/DINER
- 2 BATHROOMS
- DOWNSTAIRS W/C
- OFF ROAD PARKING



To the front is Off Road Parking and to the rear we find a well sized lawned Garden with treelines providing plenty of privacy and a Patio Area.



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.

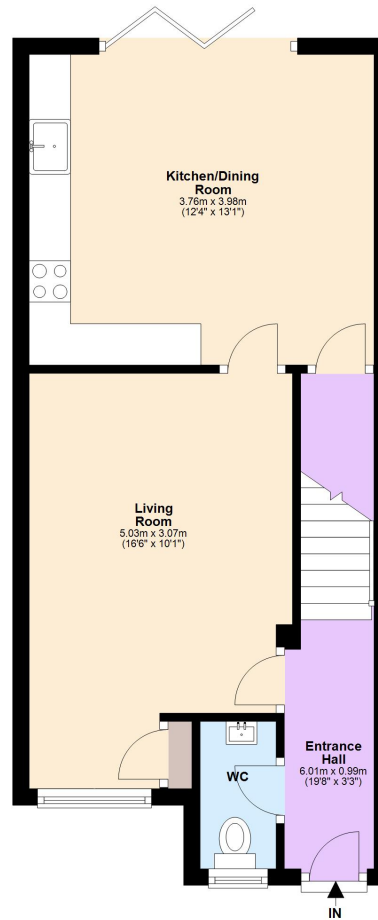
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

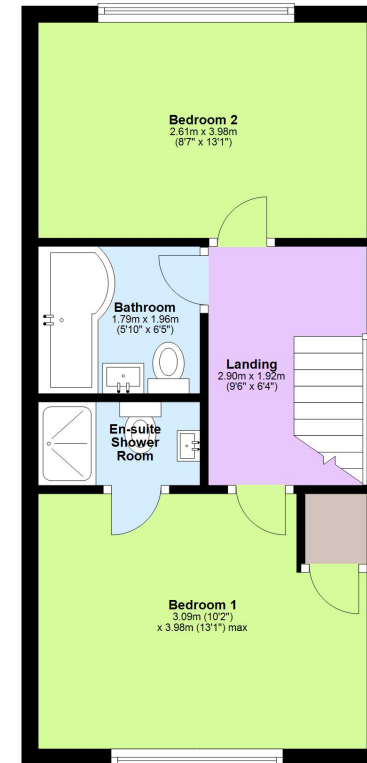
Council Tax Band: TBC

EPC Rating: C

Ground Floor
Approx. 37.6 sq. metres (404.3 sq. feet)



First Floor
Approx. 35.4 sq. metres (380.8 sq. feet)



Total area: approx. 72.9 sq. metres (785.1 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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