



Castles

BURGUNDY DRIVE
Swallowfields, Hemel Hempstead HP2 7BX

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£475,000
(Freehold)

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Nestled in the popular Swallowfields Development, this modern semi-detached home offers a perfect blend of comfort and convenience.



Boasting three well-appointed bedrooms, this property is ideal for families or professionals seeking a stylish property with a home office in the garden.

The interior of the house is thoughtfully designed with modern finishes and ample natural light, creating a welcoming and bright atmosphere throughout.

This property also benefits from off-street parking and a garage ensuring convenience for residents and guests alike.

Situated in a desirable neighbourhood with easy access to local amenities, schools, and transport links, this property presents an excellent opportunity for those looking for a contemporary and well-equipped home in a prime location.

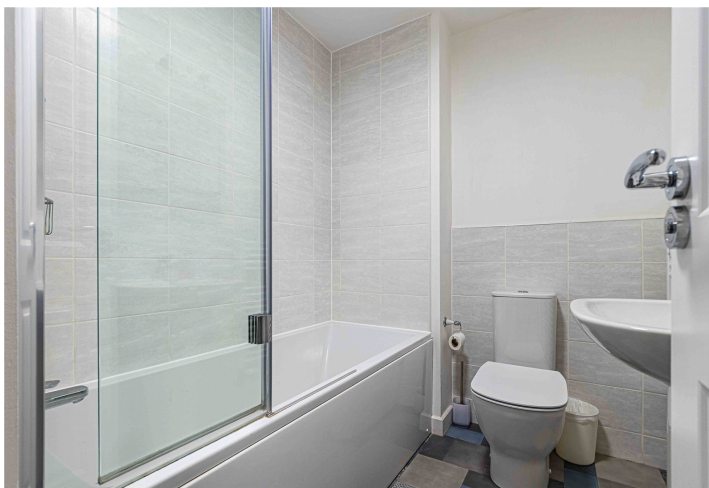
An Estate Service Charge applies - approx. £200.00 per annum

Specifications

- MODERN SEMI-DETACHED FAMILY HOME
- 3 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- CLOAKROOM
- SPACIOUS LOUNGE
- MASTER BEDROOM w/ EN-SUITE
- FITTED FAMILY BATHROOM
- GARAGE
- OFF ROAD PARKING



The spacious garden with its Home Office, provides a tranquil outdoor space for relaxation and entertainment.



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.

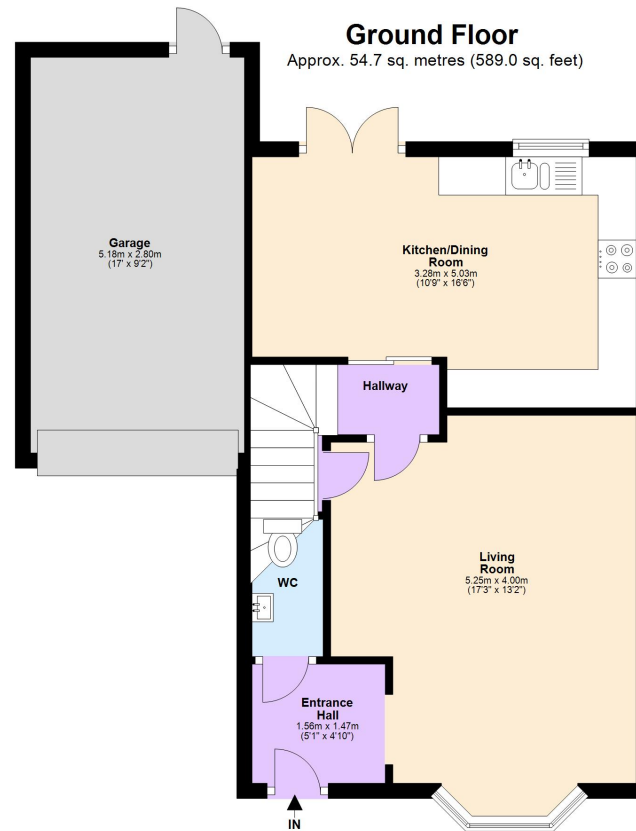
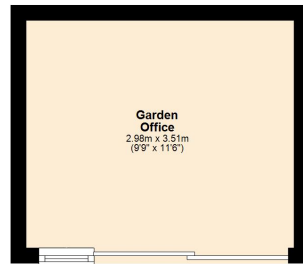
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

Council Tax Band: E

EPC Rating: B

Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 10.5 sq. metres (112.7 sq. feet)

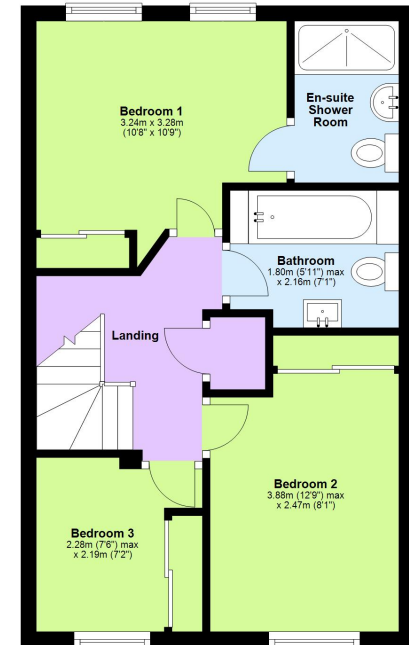


Ground Floor
Approx. 54.7 sq. metres (589.0 sq. feet)

Main area: Approx. 92.7 sq. metres (998.2 sq. feet)
Plus outbuildings, approx. 10.5 sq. metres (112.7 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. 38.0 sq. metres (409.1 sq. feet)



Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

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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