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# KINGS LANGLEY ESTATES

S A L E S   &   L E T T I N G S

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THE COURTYARD, SHENDISH, HEMEL HEMPSTEAD, HP3 0AS

PRICE UPON APPLICATION

[WWW.KINGSLANGLEYESTATES.CO.UK](http://WWW.KINGSLANGLEYESTATES.CO.UK)



Kings Langley Estates are delighted to offer one of eight exclusive, sympathetically designed houses set within the picturesque grounds of Shendish Manor.

This superb immaculately presented four bedroom semi-detached house is not to be missed.

This truly tranquil, semi-rural setting enables a lifestyle to have the best of all worlds from peace with country walks to being only a ten minute walk to the mainline station, giving easy access to the high life of London. Other amenities including the lively Apsley Marina, restaurants and Sainsbury are all on the doorstep as well as being just a short distance from Kings Langley, the M1 and M25.

The house has been lovingly maintained throughout with a spacious contemporary kitchen/diner, modern bathrooms and fitted wardrobes in the bedrooms. It really is in a 'ready to move in' condition.

The whole house is flooded with natural light bringing the outside inside. French doors leading from the kitchen and living room open to a secluded sun drenched garden, perfect for relaxing well into long summer evenings. As well as the huge double garage there is a workshop with electricity and heating which is currently used for storage but has the potential to make into a home office, gym or yoga studio.

If you're dreaming of a home that combines comfort, modern living with a touch of countryside, look no further. This house is a rare find that promises a lifestyle of relaxation and contentment with the bonus of being close to transport and amenities.

The Accommodation - Entering through the front door you find yourself in a spacious entrance hall with doors opening to all ground floor accommodation and stairs rising to the first floor.

The kitchen/diner is a dual aspect room which is flooded with natural light. The kitchen area is fitted with a range of high-quality base and eye level units with integrated appliances and Italian quartz worktops. The dining area provides a cosy space for family meals. Doors open to the rear garden. The living room is another generous space and, being dual-aspect, is again flooded with light. A feature fireplace provides a focal point and creates a cosy atmosphere during those dark winter nights. The rear garden is accessed via French Doors. A cloakroom fitted with a white WC and wash-hand basin complete the ground floor accommodation.

Climbing the stairs to the first floor leads you to a large landing space with doors leading to all accommodation. Three of the bedrooms are well sized doubles, all of them benefiting from built-in wardrobes. The fourth bedroom is a good sized single which is currently used as a home office. The master bedroom enjoys a fitted en-suite comprising WC, wash hand basin and shower cubicle. The family bathroom comprises a WC, wash hand basin and 'whirlpool' bath with shower over. Both bathrooms have been recently refurbished.

The Outside - The rear garden is highly secluded and is a real sun-trap. A large patio area spans the rear of the property with the remainder of the garden being laid mostly to lawn surrounded by borders planted with a range of mature shrubs and bushes. To the front of the property are two allocated parking spaces, a double garage with remote-control up-and-over doors and a useful storage/workshop building with electricity and heating.



The Location - The property is situated between Kings Langley and Hemel Hempstead, surrounded by protected Greenbelt countryside. The village center is a short distance away with its selection of shops, restaurants, public houses and transport links including Apsley station a mere 15 minutes' walk from the property. A wider array of shopping, entertainment and recreational facilities are located nearby in Hemel Hempstead and Watford, with the Harlequin Centre boasting a wide range of the leading retailers. The nearby mainline railway station at Apsley offers fast commuter services to Central London as well as further North to Birmingham, and nearby M25 provides fast access to Heathrow and Luton Airports and the National Motor way Network. The local countryside offers a plethora of leisure activities with the highly regarded Shendish Manor golf course on your doorstep.

Viewings on this lovely property come strongly advised by an appointment only.

Virtual Tour: <https://view.ricoh360.com/83e08c6b-0032-4f2b-9e31-35563b16a917>

Video: <https://vimeo.com/1084291956>

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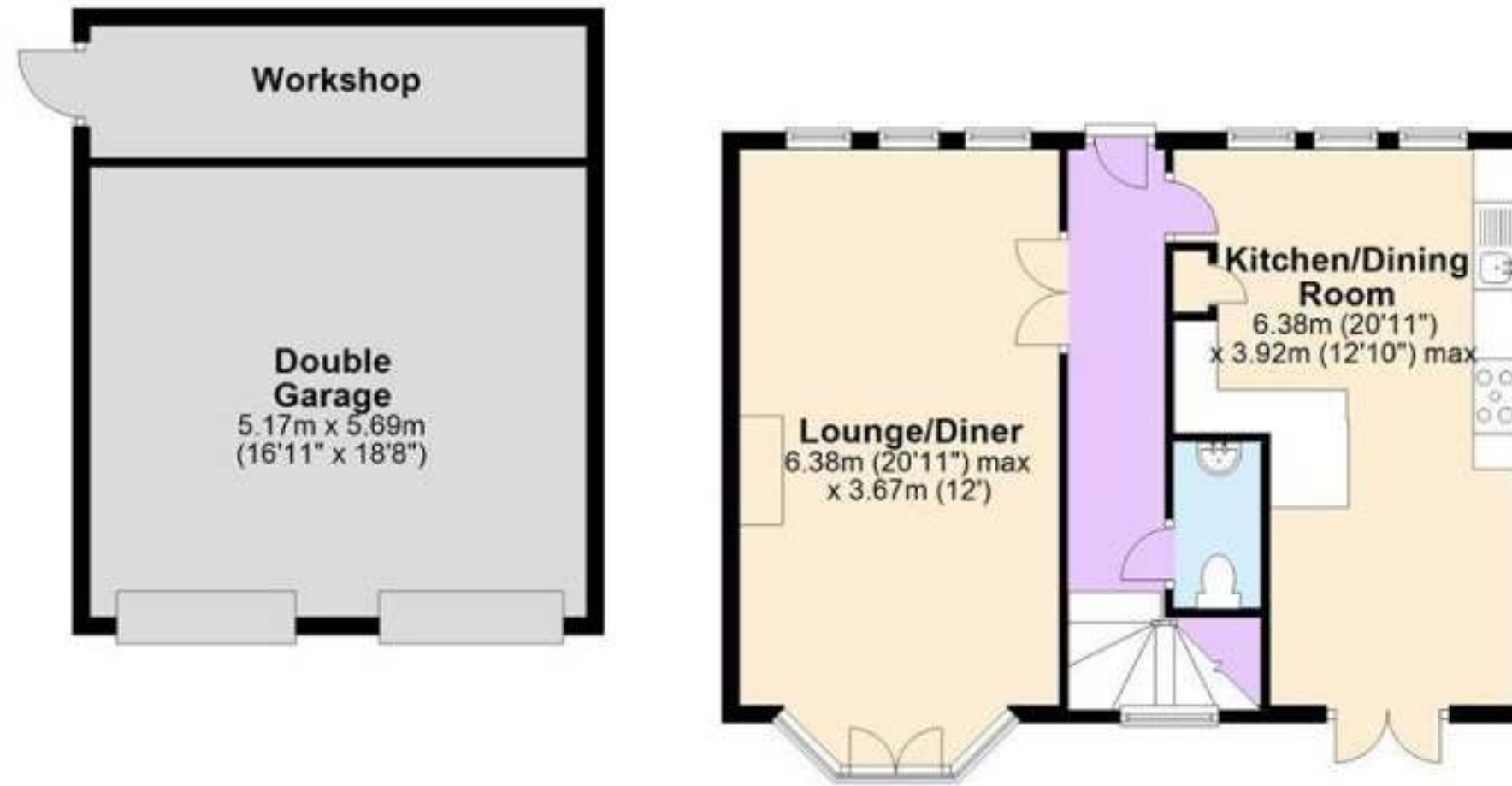






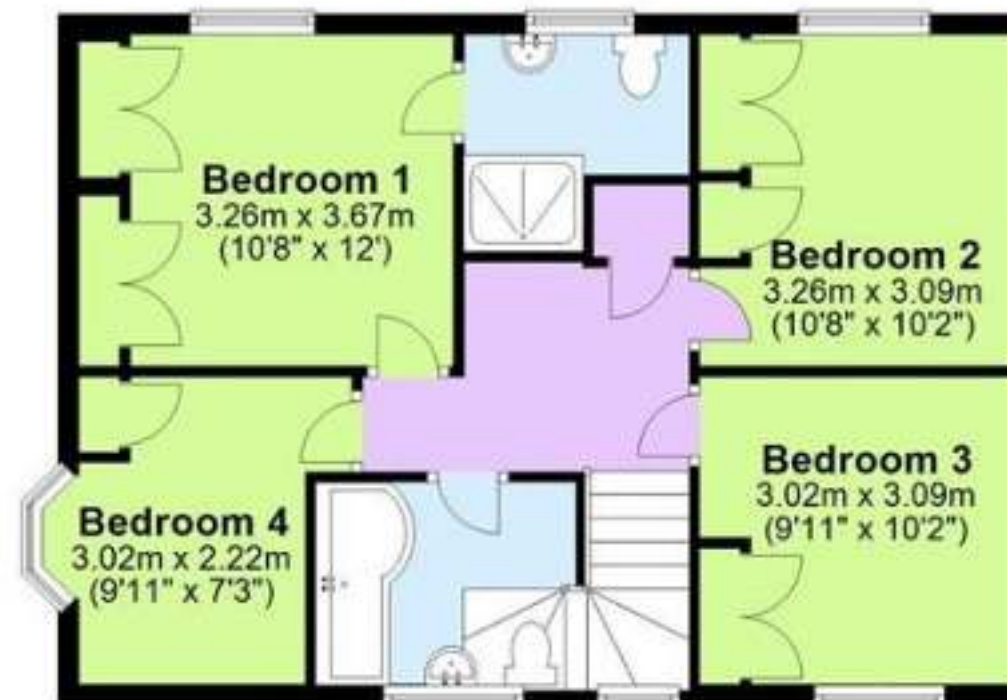






### First Floor

Approx. 58.5 sq. metres (630.2 sq. feet)



Total area: approx. 154.3 sq. metres (1661.2 sq. feet)



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“My company was established in 2006.

From the hard work & founding principles then - and both aspects have very much remained true to today - we quickly grew to become an award winning company.

Our record in consistently handling the selling & Letting of properties brought to the market has been particularly impressive with a consistency demonstrable track record.”



David Freeman  
Director



**Local Authority: Dacorum**

**Council Tax: : Band F**

**Epc Rating : C**

**Local Stations**

**Apsley: 0.5 Miles**

**Hemel Hempstead: 1.3 Miles**

**Kings Langley: 2.1 Miles**

**Nearest Schools**

**Two Waters Primary: 0.4 Miles**

**Kings Langley: 0.9 Miles**

**Nash Mills Church Of England: 0.8 Miles**

**Kings Langley Primary: 1.0 Miles**

Kings Langley Estates wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No employee of the company has authority to make or give and representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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