



**Saddlers Leighton Buzzard Road, Water End Hemel Hempstead HP1  
3BH**



**welcome to**

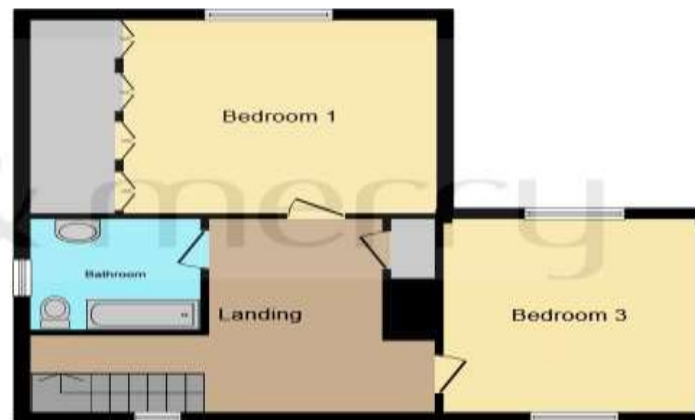
**Saddlers Leighton Buzzard Road, Water End Hemel Hempstead**

This exquisite Grade Two Listed property boasts mature gardens and is located in the sought after area of Water End. An exceptional family home in all aspects. Give us a call to book a viewing and to find out more.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Open Plan Living**

**Accommodation**

25' 3" To Max x 23' 10" To Max ( 7.70m To Max x 7.26m To Max )

**Sitting Room / Music Room**

12' 11" x 10' 11" Plus Fireplace ( 3.94m x 3.33m Plus Fireplace )

**Bedroom Three / Study**

14' 7" x 7' 3" ( 4.45m x 2.21m )

**Landing**

**Bedroom One**

13' x 11' 10" ( 3.96m x 3.61m )

**Bedroom Two**

13' 1" x 11' 2" ( 3.99m x 3.40m )

**Bathroom**

**Outside**

**Rear Garden**

**Garage**

**Parking**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Saddlers Leighton Buzzard Road, Water End Hemel Hempstead

- Exquisite Grade Two Listed Family Home With Large Mature Garden
- Beautiful Location Within Walking Distance Of The River Gade
- Open Plan Lounge, Family Area & Kitchen
- Three Bedrooms
- Sitting Room / Music Room

Tenure: Freehold EPC Rating: E

offers over

**£700,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD110434](https://www.brownandmerry.co.uk/Property/HHD110434)



Property Ref:  
HHD110434 - 0006

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