



Linsey Close, Hemel Hempstead
£1,325,000

proffitt
& holt





Linsey Close

Hemel Hempstead

Situated within a quiet cul-de-sac on the highly sought-after Longdean Park development, this exceptional six-bedroom detached family home offers over 2,700 sq. ft. of immaculately presented accommodation, a generous secluded plot, and exciting scope for further enhancement, all with the added benefit of no upper chain.

The property has been thoughtfully maintained throughout and offers a number of traditional features such as parquet flooring, high ceilings and large windows that flood the space with light. Providing spacious, versatile living accommodation, there are multiple reception areas and even potential for an annexe on the ground floor, with a shower room and separate kitchenette already in place. Upstairs boasts six well-proportioned bedrooms, serviced by a family bathroom. The impressive principal suite is a particularly spacious room complete with fitted wardrobes and a 4 piece en-suite bathroom.

Externally, the home is equally impressive, featuring an attractive carriage driveway providing ample off-road parking, a detached double garage, and a flat, private South-facing rear garden – which is unusual for the development – offering a peaceful setting for families to enjoy. The generous plot also presents excellent development potential, subject to the necessary planning permissions, making this an exciting opportunity for buyers looking to create their forever home.

Located within one of the area's most prestigious residential developments, Longdean Park is renowned for its quiet surroundings, excellent transport links, highly regarded schools and easy access to local amenities.

Offering substantial living space, outstanding future potential and an enviable location, this is a rare opportunity to acquire a distinguished family home in one of the area's most desirable addresses. Early viewing is highly recommended.



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The property is situated within the residential location of Longdean Park close to historic Nash Mills and the large town of Hemel Hempstead with its extensive shopping, entertainment, and leisure facilities and Hemel Hempstead mainline railway station which provides frequent services into London, Euston. For the road commuter, both the M1 and M25 motorways are easily accessible along with other major road links.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 6 Bedroom Detached Family Home
- Development Potential (STPP)
- Carriage Driveway Plus Double Garage
- Flat And Secluded South-Facing Garden
- Quiet Cul-De-Sac On The Prestigious Longdean Park Development
- Annexe Potential
- In Excess of 2,700Sq/Ft
- No Upper Chain
- Immaculately Presented Throughout
- En-Suite To Master Bedroom





General Information

EPC – Energy Efficiency Rating: tbc

EPC – Environmental Impact Rating: tbc

Council Tax Band:

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





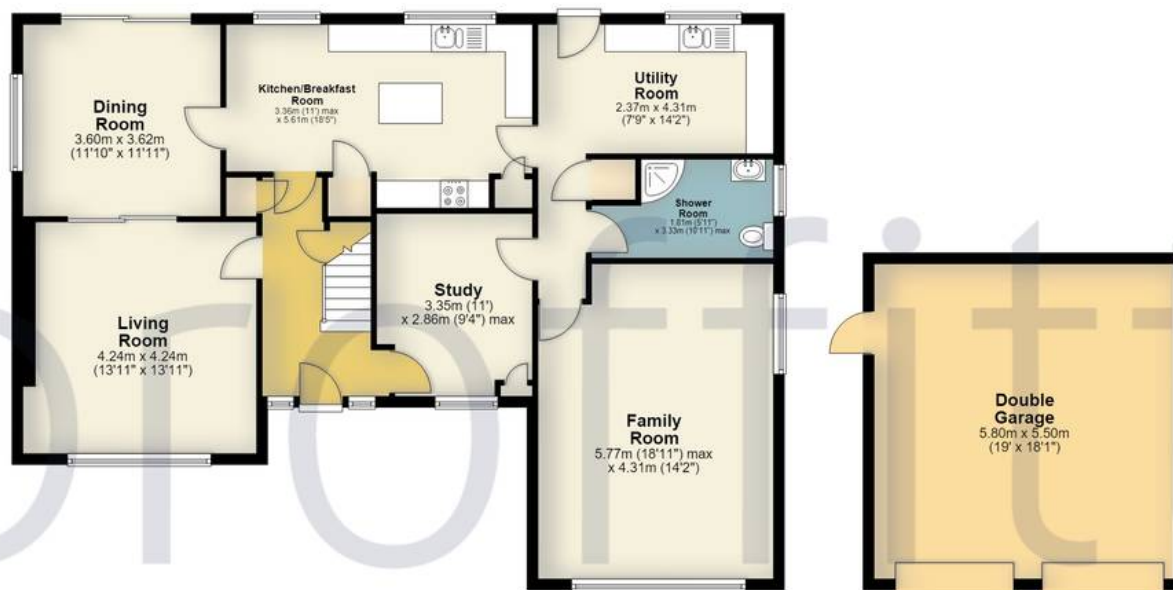






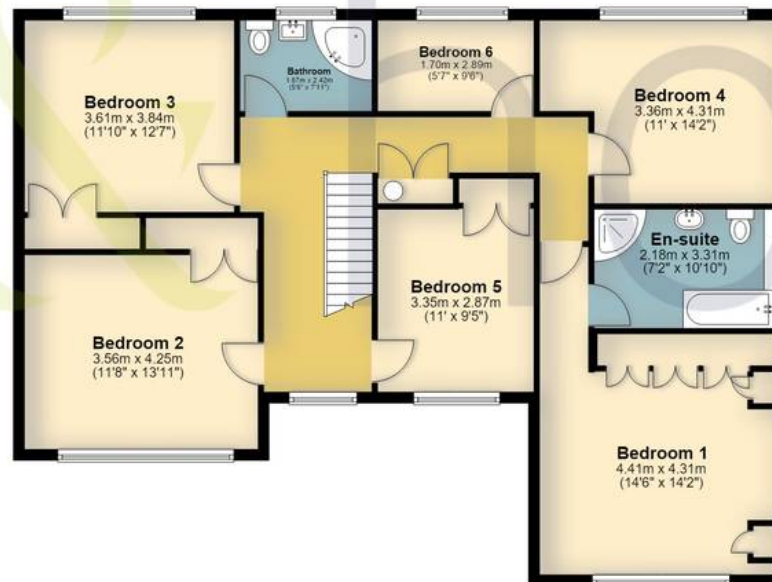
Ground Floor

Approx. 144.5 sq. metres (1554.9 sq. feet)



First Floor

Approx. 112.9 sq. metres (1215.6 sq. feet)



Total area: approx. 257.4 sq. metres (2770.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

