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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



## Longdean Park

OFFERS IN THE REGION OF £1,250,000

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OFFERS IN THE REGION OF

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A stunning architect design property sitting on a plot over 0.5 acres and measuring approximately 3600 sq ft on the exclusive and sort after private estate of Longdean Park.



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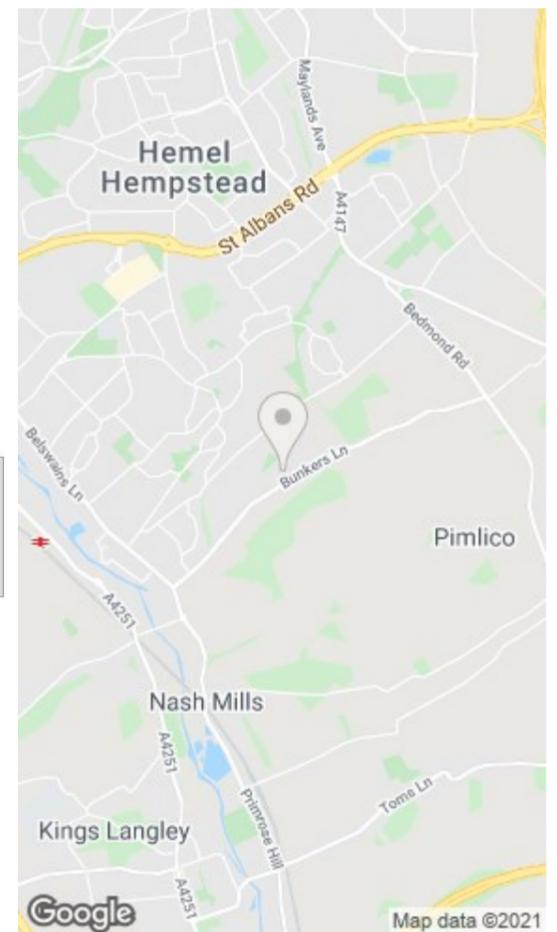
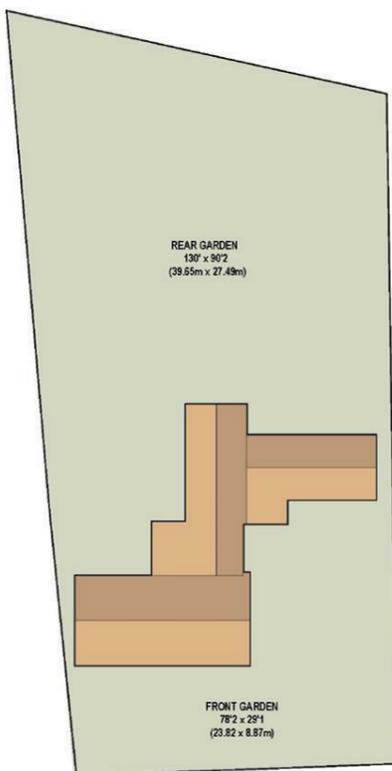
## SILVERTHORN DRIVE

Hemel Hempstead

Approximate Gross Internal Floor Area

3612 sq. ft / 335.57 sq. m (Including Garage)

3189 sq. ft / 296.27 sq. m (Excluding Garage)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE  
PROPERTY MARKETING

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
64	75	66	69

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales  
EU Directive 2002/91/EC



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#### The Living Accommodation

A stunning living room, with vaulted ceiling and exposed timber beams, which has sliding patio doors and windows running its full length to give panoramic views over the nature reserve and woodland beyond, and opening onto a large balcony, ideal for entertaining and overlooking the extensive rear garden, complete with feature pond area. Steps lead down from the balcony to the garden. The refitted kitchen has been cleverly designed with a seating area immediately in front of the large floor-to-ceiling window to make the most of the exceptional outlook. Solid oak base and eye level units are complimented by granite worktops.

#### Bedrooms & Bathrooms

With its split-level design, this unique home offers extremely flexible accommodation and currently one of the five bedrooms is being used as a dedicated gym. The principal bedroom boasts a full ensuite bathroom and a door to the garden. Bedroom Four also has doors to the garden. Bedrooms Two and Three overlook the front of the property. There is a further spacious family bathroom.

#### Outside

An extensive sweeping block paved driveway provides ample parking and turning space and leads to a double garage which has a courtesy door to the inner hallway of the property and a second opening to the rear garden. Wrought iron fencing to one side of the property also has pedestrian gated access leading to the extensive rear gardens. Mainly laid to lawn and fully enclosed the rear garden is an undoubted feature of the property. With a number of mature specimen trees and herbaceous beds and borders the south east facing aspect is ideal to enjoy the sun in the summer months.

#### Longdean Park

Longdean Park is a gated development of self-build homes from the early 1960s. It is named after the Long Dean, a stunning nature reserve that lies adjacent to the Estate to the east which is used by many residents for daily walks. Many of these early homes have either been extended, or are now being totally redeveloped. Characterised by their large plots and open feel, there really are very few developments like Longdean Park. A residents' association was set up to ensure that the area keeps its unique identity. The houses throughout the development are set back from the road with wide verges and a lovely open feel. The plots cannot be subdivided under the covenant of the Estate so this spacious feel will not be eroded.

#### Transport Links

The historic village of Kings Langley is located less than 2 miles away and boasts some lovely restaurants, boutique shops and banks. The major towns of Hemel Hempstead and Watford are 1.9 miles and 6.9 miles away respectively. The M25 (junction 20) and the M1 (junction 5) provide access to London, Heathrow, Gatwick and the national motorway network. In addition, underground services run to Marylebone and Baker Street on the Metropolitan tube line from Rickmansworth and Chorleywood.

#### Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.

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