



# LONGDEAN HOUSE

4 THE LEAS | LONGDEAN PARK | HEMEL HEMPSTEAD | HERTFORDSHIRE | HP3 8BP

savills



# LONGDEAN HOUSE

THE LEAS 1 LONGDEAN PARK 1 HEMEL HEMPSTEAD 1 HERTFORDSHIRE 1 HP3 8BP

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A SUBSTANTIAL AND ELEGANT DETACHED FAMILY HOME EXTENDING TO  
IN EXCESS OF 5000 SQUARE FEET AND SET WITHIN STUNNING  
LANDSCAPED GARDENS, IN ALL APPROACHING HALF AN ACRE

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## GROUND FLOOR

CLOAKROOM, SITTING ROOM, KITCHEN AND BREAKFAST ROOM, STUDY, DINING ROOM, TV ROOM,  
FAMILY/MUSIC ROOM, UTILITY ROOM

## FIRST FLOOR

MASTER BEDROOM WITH EN SUITE SHOWER ROOM, TWO DRESSING ROOMS AND LARGE BALCONY, BEDROOM  
2 WITH EN SUITE SHOWER ROOM, DRESSING ROOM AND BALCONY, BEDROOM 3 WITH EN SUITE SHOWER  
ROOM, 2 FURTHER BEDROOMS AND FAMILY BATHROOM

## BASEMENT

GAMES ROOM, WINE ROOM, PUMP ROOM

## OUTSIDE

DOUBLE GARAGE WITH WORKSHOP AND EXTENSIVE PARKING TO FRONT, HEATED SWIMMING POOL, SUMMER  
HOUSE, GARDEN SHED. LANDSCAPED IRRIGATED GARDENS

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APSLEY STATION 1.3 MILES (EUSTON FROM 29 MINUTES)  
HEMEL HEMPSTEAD STATION 2.8 MILES (EUSTON FROM 31 MINUTES)  
HEMEL TOWN CENTRE 1.9 MILES  
KINGS LANGLEY 1.9 MILES  
M25 (J20) 2.8 MILES  
WATFORD 6.9 MILES  
LONDON LUTON AIRPORT 12.7 MILES

## SITUATION

Longdean House is situated approximately 1.9 miles from the village of Kings Langley and just 1.3 miles from Apsley mainline railway station, which offers a direct line to London Euston from 36 minutes.

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. Sporting activities in the area include championship golf courses at The Grove in Chandlers Ford, Berkhamsted and Ashridge. All immediate towns have an array of excellent sporting and recreational clubs many footpaths and bridle paths in the area provide lovely walks and rides. Schooling in the area include a number of noted independent schools including Berkhamsted School for boys and girls, Moor Park and Rickmansworth. Kings Langley offers both a village primary and secondary school as well as the renowned Rudolph Steiner School and Abbots Hill School for girls.

## SERVICES

Mains water, gas, electricity and drainage.

## LOCAL AUTHORITY

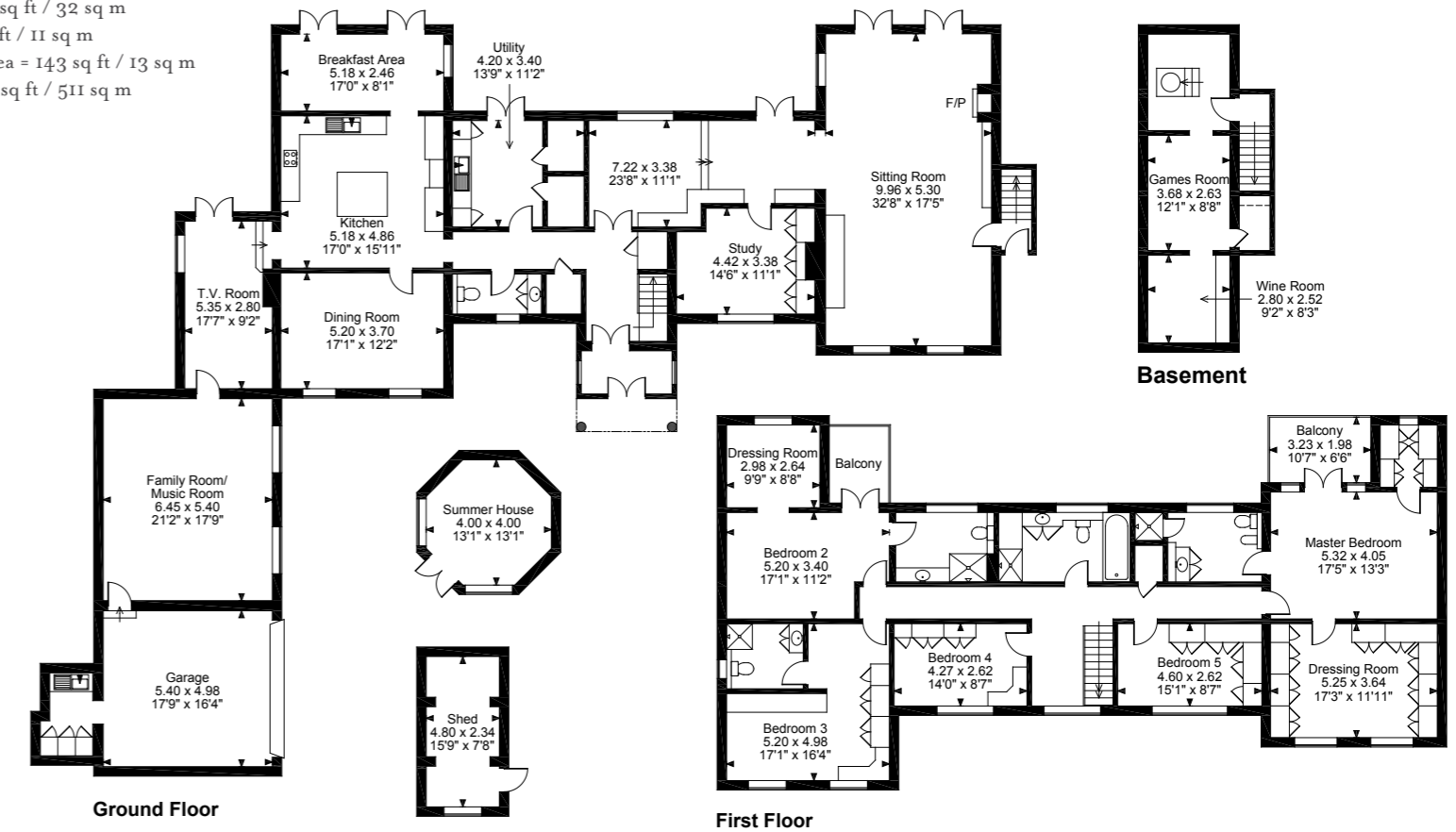
Dacorum Borough Council





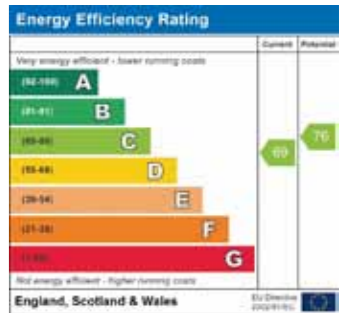
## LONGDEAN HOUSE

Main House gross internal area = 4,902 sq ft / 455 sq m  
 Garage gross internal area = 342 sq ft / 32 sq m  
 Shed gross internal area = 121 sq ft / 11 sq m  
 Summer House gross internal area = 143 sq ft / 13 sq m  
 Total gross internal area = 5,508 sq ft / 511 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □□□□ Denotes restricted head height  
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