





**Offers in Excess of
£550,000**

Situated in a no-through road in the sought-after Nash Mills area of Hemel Hempstead, only a short distance from both the Town Centre and Apsley Train Station, this fantastically presented three bedroom semi-detached family home has been tastefully extended to provide an abundance of flexible living space, including Kitchen/Dining room overlooking the landscaped rear garden, bay-fronted lounge with multi-fuel burner and additional reception area currently utilized as a playroom. The property also boasts a downstairs WC, fully insulated garden room and driveway parking.

Property Description

STORM PORCH

Part glazed door to:

ENTRANCE HALL

Wood effect flooring, radiator, stairs to first floor, understairs storage cupboard, doors to cloakroom and lounge.

CLOAKROOM

Low level w.c., wash hand basin in vanity unit, tiled floor, part tiled walls.

LOUNGE

Double glazed window to front aspect. Radiator, wood burner, built in storage unit, opening to snug/playroom, folding doors to kitchen/dining room.

KITCHEN/DINING ROOM

Double glazed window and doors to rear. Range of wall mounted and floor standing units with work surface over, Quartz double sink with drainer, electric oven and integrated hob with extractor fan over, integrated dishwasher, space for washing machine, breakfast bar with storage under and drop lighting above, wall mounted boiler concealed in cupboard, radiator, wall mounted lights, spotlights to ceiling, opening to lobby with space for fridge/freezer, pantry cupboard, radiator, part glazed door to side.

LANDING

Access to loft space, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front with far reaching views across the valley. Radiator.

BEDROOM TWO

Double glazed window to rear. Radiator.

BEDROOM THREE

Double glazed window to front. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., wash hand basin in vanity unit, free standing bath, shower unit, towel rail.

OUTSIDE

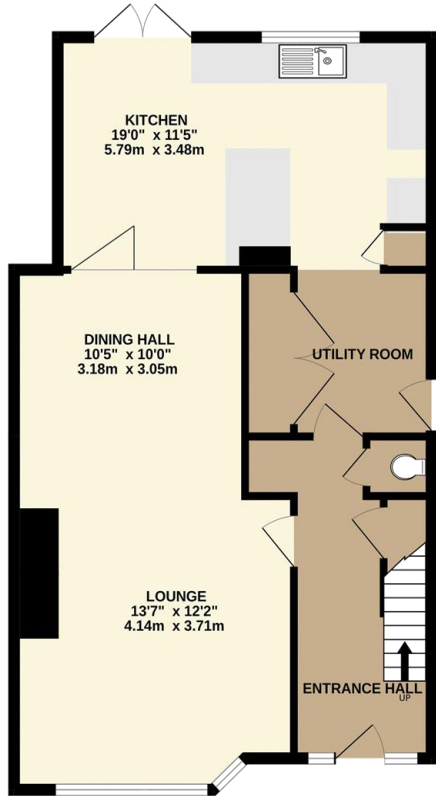
FRONT GARDEN

Block paved driveway and shingled area providing off road parking, outside light, gated side access.

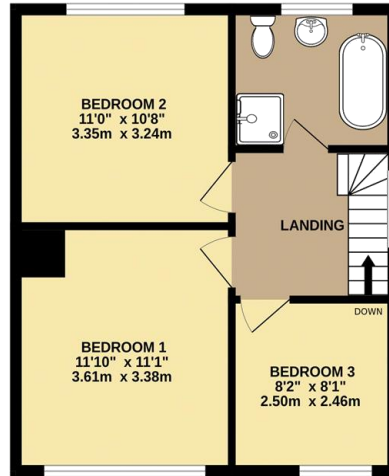
REAR GARDEN

Landscaped rear garden which is mainly laid to lawn with flower and shrub beds, fruit trees and raised vegetable beds, covered BBQ area, raised patio leading to garden room, power and light, insulated, glazed windows and double doors, outside lighting, electric points and wood store, side access to front, outside tap, rear access to access road.

GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.

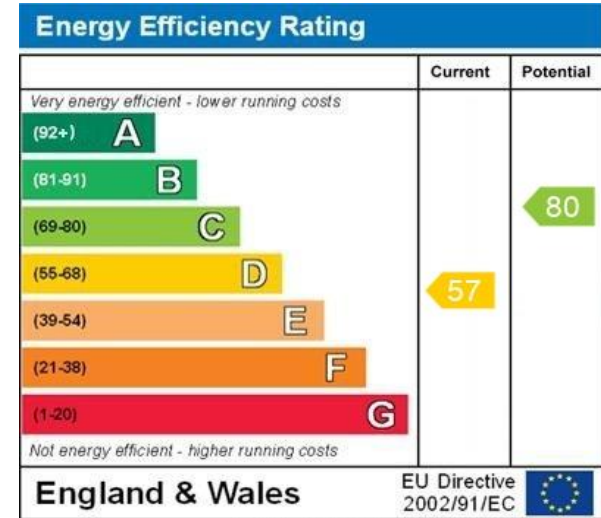


1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk