





**Offers in Excess of
£700,000**

Set in a quiet No-Through road in the popular Nash Mills area within walking distance too Apsley train station, this wonderful three/four bedroom detached family home has been tastefully extended offering flexible living accommodation including generous lounge/dining room, separate snug, study/bedroom four, kitchen/breakfast room, utility and a downstairs shower room. Upstairs consists of three double bedrooms, an ensuite, separate family bathroom and lots of storage. The generous rear garden and driveway parking for several cars completes this idyllic home. NO ONWARD CHAIN

Property Description

ENTRANCE

Part glazed door to:

ENTRANCE HALL

Stairs rising to first floor, doors to:

STUDY

Double glazed window to front aspect.

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with drainer, integrated electric double oven, electric hob with extractor fan over, integrated fridge, space for dishwasher, space for freezer, cupboard housing boiler, door to lounge/dining room, opening to breakfast room.

BREAKFAST ROOM

Double glazed window to front aspect, door to utility.

UTILITY

Double glazed window to side aspect. A range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink, space for washing machine and tumble dryer.

SHOWER ROOM

Double glazed frosted window to side aspect. Low level WC with concealed cistern, wash hand basin set in vanity unit, walk in shower, heated towel rail.

LOUNGE/DINING ROOM

Double glazed window and sliding door to rear overlooking the garden. Wood flooring & wood burner.

LANDING

Loft hatch, wood flooring, doors to:

BEDROOM ONE

Double glazed window to rear aspect. Storage cupboard, a range of built-in wardrobes, door to:

EN-SUITE

Double glazed frosted window to front aspect. Low level WC, wash hand basin set in vanity unit, shower cubicle, tiled walls and floor.

BEDROOM TWO

Double glazed window to rear aspect. A range of built-in wardrobes, wooden floor.

BEDROOM THREE

Double glazed window to front aspect. Storage cupboard, wooden floor.

BATHROOM

Double glazed frosted window to side aspect. Low level WC, pedestal wash hand basin, panelled bath with shower over, part tiled walls, heated towel rail, wooden floor.

OUTSIDE

FRONT GARDEN

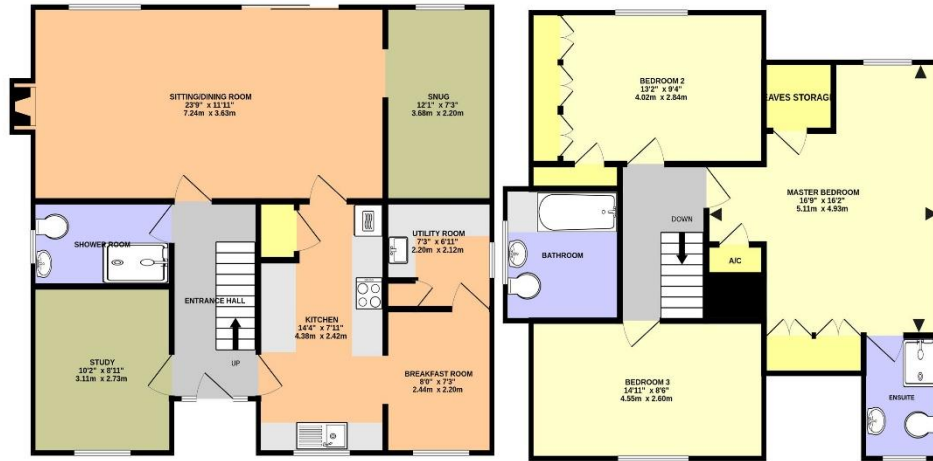
Block paved driveway providing parking for several cars with a gated passageway to the rear garden. Lawn area with flower and shrub beds, enclosed by hedging and trees to create a secluded frontage.

REAR GARDEN

Stepping on to the elevated patio area from the Lounge/Dining room provides fantastic indoor/outdoor living space, with steps leading to further patio area and generous lawn with flower and shrub beds, storage under the house & gated side access.

GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.

1ST FLOOR
688 sq.ft. (64.0 sq.m.) approx.



NEWELL ROAD, HEMEL HEMPSTEAD HP3 9PB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1800 sq.ft. (167.2 sq.m.) approx.

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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

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