





**Offers in Excess of  
£500,000**

Set in a prime location in Nash Mills, within walking distance to Apsley train station this generously proportioned three/four bedroom family home has been tastefully extended to provide a fantastic amount of living space. Briefly comprising lounge with multi fuel burner, kitchen/dining room, study/bedroom four, family bathroom and three further bedrooms. Additionally, the property benefits from driveway parking and a landscaped rear garden.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Double glazed window to front aspect. Stairs rising to first floor, under stairs storage cupboard, radiator, doors to:

## CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, wall-mounted wash hand basin, wall-mounted gas boiler.

## LOUNGE

Double glazed patio doors to rear. Radiator, multi-fuel burner.

## STUDY/BEDROOM FOUR

Double glazed window to front aspect. Radiator.

## KITCHEN/DINING ROOM

Double glazed windows to rear and side aspects, double glazed bi-folding doors to garden. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, one and a half bowl stainless steel sink with drainer, wine cooler, range cooker with extractor fan over, space for washing machine and dishwasher, breakfast bar, radiator. Door to passageway to front.

## LANDING

Access to loft space, airing cupboard housing hot water cylinder.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator, built-in storage cupboard.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, two built-in storage cupboards.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin in vanity unit, panelled bath with shower over, part tiled walls, heated towel rail.

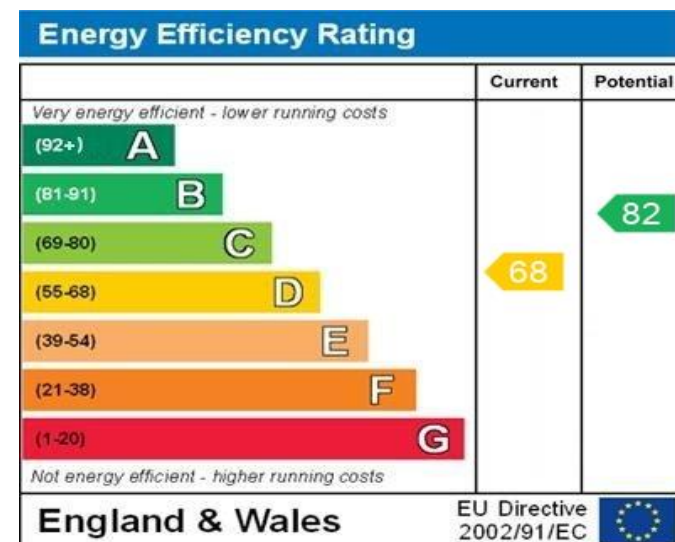
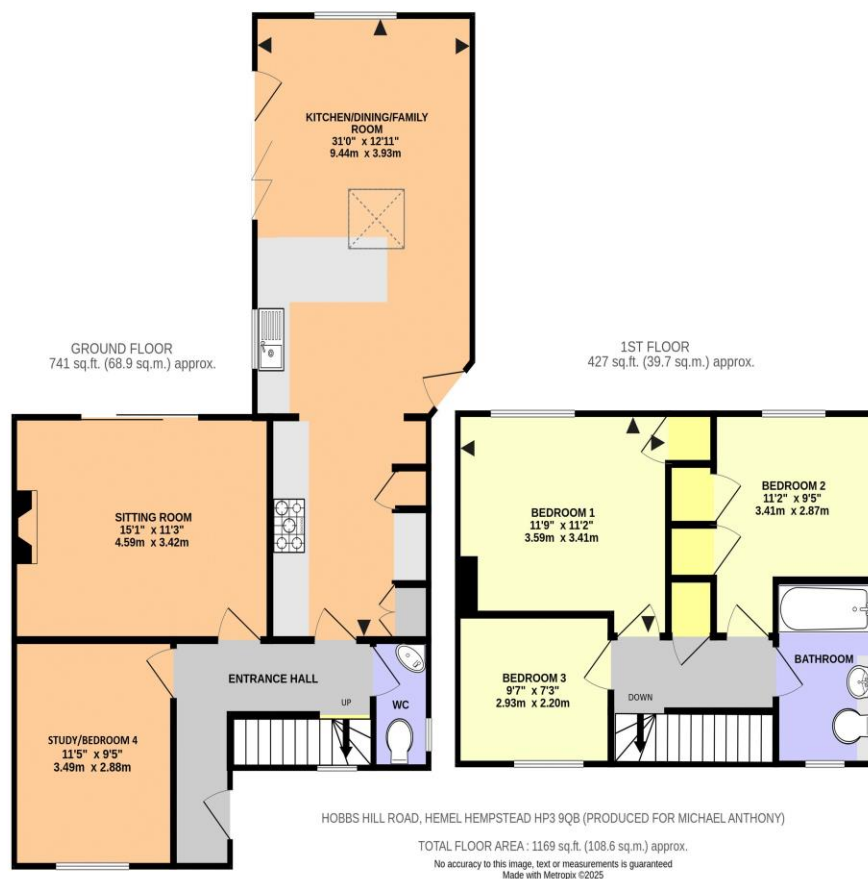
## OUTSIDE

## FRONT GARDEN

Block paved driveway providing parking for two cars. Outside light, door to passageway.

## REAR GARDEN

Mainly laid to lawn with flower and shrub beds, outside light, outside tap, decking area, timber storage shed, electric point.



WWW.EPC4U.COM

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