





£525,000

We are delighted to offer for sale this extended family home located in the highly sought after Nash Mills area within walking distance of Apsley station and sought after schools for all ages. Offered with no upper chain and boasting an extended utility room and office/ study with it's own access, a spacious lounge dining room, refitted kitchen, three generous bedrooms and a luxury bathroom. With lovely enclosed gardens and driveway parking for several vehicles. The property also boasts further potential to extend. S.T.P.P.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Double glazed windows to front and side aspects. Radiator, stairs rising to first floor, archway to kitchen, door to lounge.

LOUNGE/DINING ROOM

Double glazed window to front aspect, double glazed doors to rear. Two radiators.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, integrated electric double ovens, electric hob with extractor fan over, composite sink with mixer tap and drainer, tiled floor, spotlights, door to utility.

UTILITY

Double glazed frosted window and door to front, double glazed window and door to garden. A range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with drainer, space for washing machine and tumble dryer, wall mounted gas boiler, door to study.

STUDY

Double glazed window to rear aspect.

LANDING

Double glazed window to side aspect. Access to part boarded loft space with power and lighting, airing cupboard housing hot water cylinder.

BEDROOM ONE

Double glazed window to front aspect. Radiator, a range of built-in wardrobes, wood effect flooring, spotlights.

BEDROOM TWO

Double glazed window to rear aspect. A range of built-in wardrobes, wood effect flooring, spotlights, radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator, a range of built-in storage cupboards.

BATHROOM

Double glazed frosted windows to rear and side aspects. Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, tiled walls.

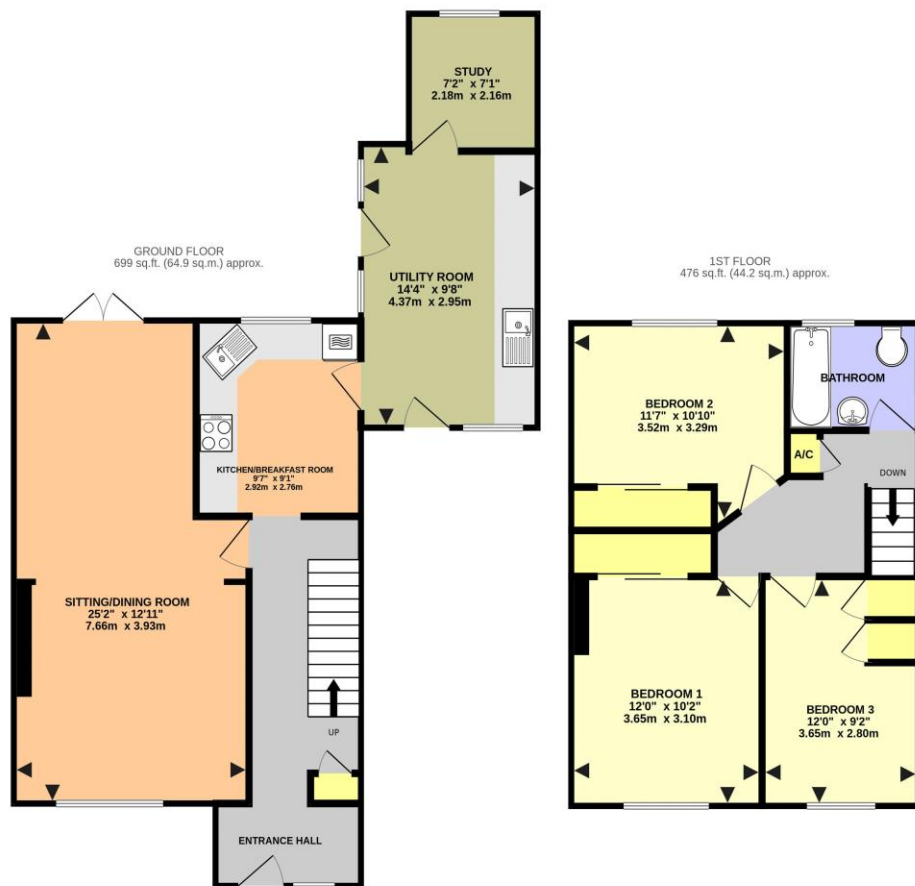
OUTSIDE

FRONT GARDEN

Block paved providing parking for multiple cars, flower and shrub beds.

REAR GARDEN

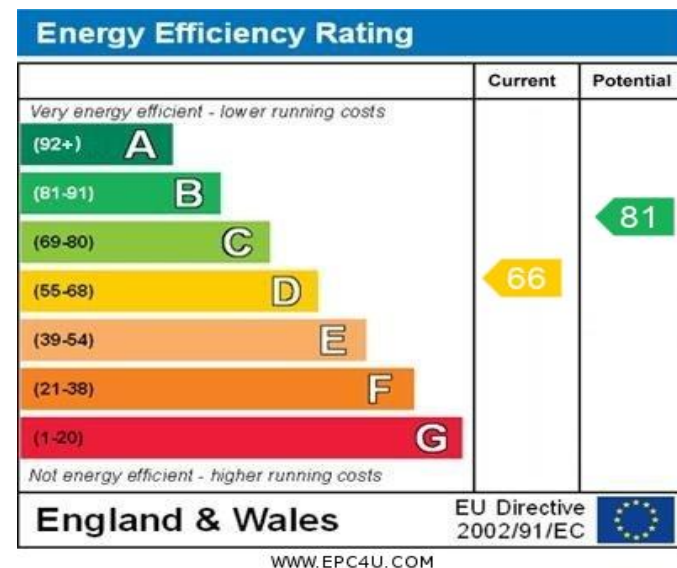
Landscaped rear garden with patio area, lawn area with mature flower and shrub beds, timber storage shed, outside tap.



HOBBS HILL ROAD, HEMEL HEMPSTEAD HP3 9QA (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1174 sq.ft. (109.1 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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