



1 Hyde Lane, Nash Mills, Hemel Hempstead, HP3 8RY

Guide price £1,000,000



# 1 Hyde Lane, Hemel Hempstead HP3 8RY

Guide Price £1,000,000 - £1,100,000. Situated along a quiet country lane on the ever-popular Nash Mills/Kings Langley borders, this striking double-fronted residence sits proudly behind secure electric gates, approached via a sweeping driveway with parking for up to six vehicles. Set back from the road and exuding both privacy and presence, this home combines contemporary living with timeless character, having been thoughtfully renovated and beautifully styled throughout.

The accommodation is arranged across three spacious floors, blending traditional charm with modern convenience. Bespoke cabinetry enhances almost every room, while the layout has been designed to maximise both space and light. The true heart of the home lies to the rear, with an impressive full-width open plan kitchen, dining and family space. Bifold doors open seamlessly onto the landscaped garden, with natural light cascading through feature skylights.

The kitchen itself is a bespoke masterpiece, complete with a large island and breakfast bar, granite worktops, double oven, herringbone flooring & adjoining utility room and shower room. This versatile hub offers the perfect backdrop for entertaining or relaxed family living.

To the front, a separate sitting room provides a more intimate retreat, styled with wooden shutters & a charming log burner for cosy winter evenings. Completing the ground floor is an elegant entrance porch with ornate flooring, alongside a versatile boot room, currently utilised for storage, but equally adaptable



Council Tax Band:



### Area Guide

Hemel Hempstead is a thriving Hertfordshire town that combines historic character with modern amenities and an abundance of green spaces, including the beautifully restored Jellicoe Water Gardens. Just 24 miles northwest of London, the town is perfectly positioned for commuters, with the M1 and M25 motorways close at hand.

Rail services from both Apsley and Kings Langley stations provide direct links to London Euston in as little as 35 minutes, while both London Luton and London Heathrow airports are easily accessible. In recent years, Hemel Hempstead has become increasingly sought after, drawing families and professionals from the London suburbs thanks to its superb connectivity and quality of life.

### Outside Space

The gated driveway provides ample private parking and enhances the sense of exclusivity. To the rear, the landscaped garden is designed for low-maintenance living, with a smart patio area ideal for outdoor dining and entertaining. At the far end of the garden, a detached gym/home office offers excellent flexibility for modern family needs.

## HYDE LANE

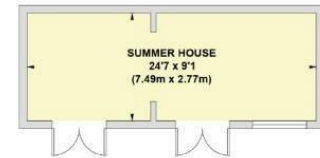
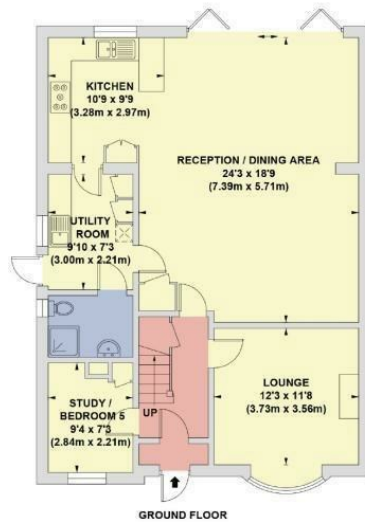
Approximate Gross Internal Floor Area

Ground Floor = 1,172 sq ft / 108.9 sq m

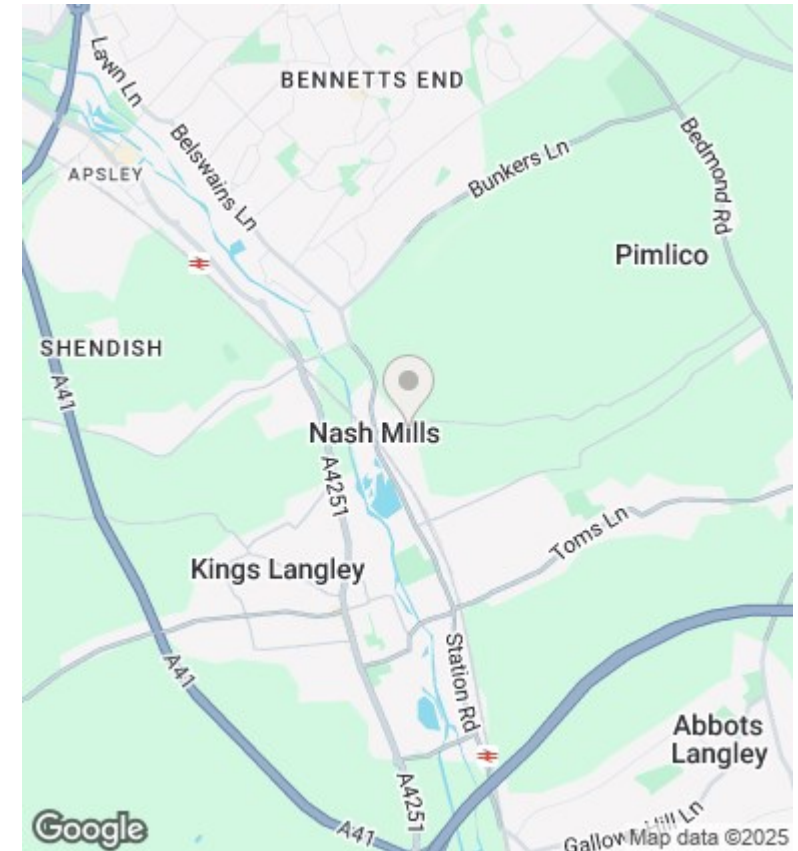
First Floor = 643 sq ft / 59.7 sq m

Second Floor = 287 sq ft / 26.7 sq m

Total = 2,102 sq ft / 195.3 sq m



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



## Directions

## Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

## Council Tax Band

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 68      | 81        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |