



Connells

Butterfly Crescent
Nash Mills Wharf Hemel Hempstead

Butterfly Crescent Nash Mills Wharf Hemel Hempstead HP3 9GS

for sale
£585,000



Property Description

A four bedroom, three bathroom family home located in the popular Nash Mills Wharf. Benefits include, allocated parking, garage, conservatory, en-suite to master bedroom, Jack & Jill bathroom, solar panels, gas central heating and double glazing.

The property also benefits from being within easy reach to schools, shops and local amenities. CALL NOW TO BOOK A VIEWING!!

Entrance Hall

Door to front and radiator.

Cloakroom

Fitted with low level WC, wash hand basin, radiator and extractor fan.

Lounge

15' x 14' plus recess (4.57m x 4.27m plus recess)

Double glazed window, TV point and radiator.

Kitchen

15' x 10' (4.57m x 3.05m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashback, electric oven and gas hob with cookerhood, plumbing for dishwasher and washing machine, central heating boiler, radiator and double glazed window.

Conservatory

15' x 10' (4.57m x 3.05m)

Double glazed window, radiator and double glazed french doors to rear.

First Floor Landing

Stairs from ground floor, airing cupboard and radiator.

Bedroom 1

15' max x 9' 1" (4.57m max x 2.77m)

Dual aspect with double glazed windows, TV point and radiator.

En-Suite

Fitted with shower cubicle, wash hand basin with vanity unit, shaver point, heated towel rail, low level WC and part tiling.

Bedroom 4

10' x 8' (3.05m x 2.44m)

Dual aspect with double glazed windows and radiator.

Bathroom

Fitted with bath with mixer taps, shower, wash hand basin, low level WC, heated towel rail, extractor fan, part tiling and double glazed window.

Second Floor Landing

Stairs from first floor landing and radiator.

Jack & Jill Bathroom

Fitted bath with mixer taps, shower, wash hand basin, heated towel rail, low level WC, shaver point and part tiling.

Bedroom 2

14' 11" x 9' 1" (4.55m x 2.77m)

Dual aspect with double glazed widows, built in wardrobes and radiator.

Bedroom 3

13' 1" plus wardrobes x 10' max (3.99m plus wardrobes x 3.05m max)

Dual aspect with double glazed widows, access to loft and radiator.

Front Garden

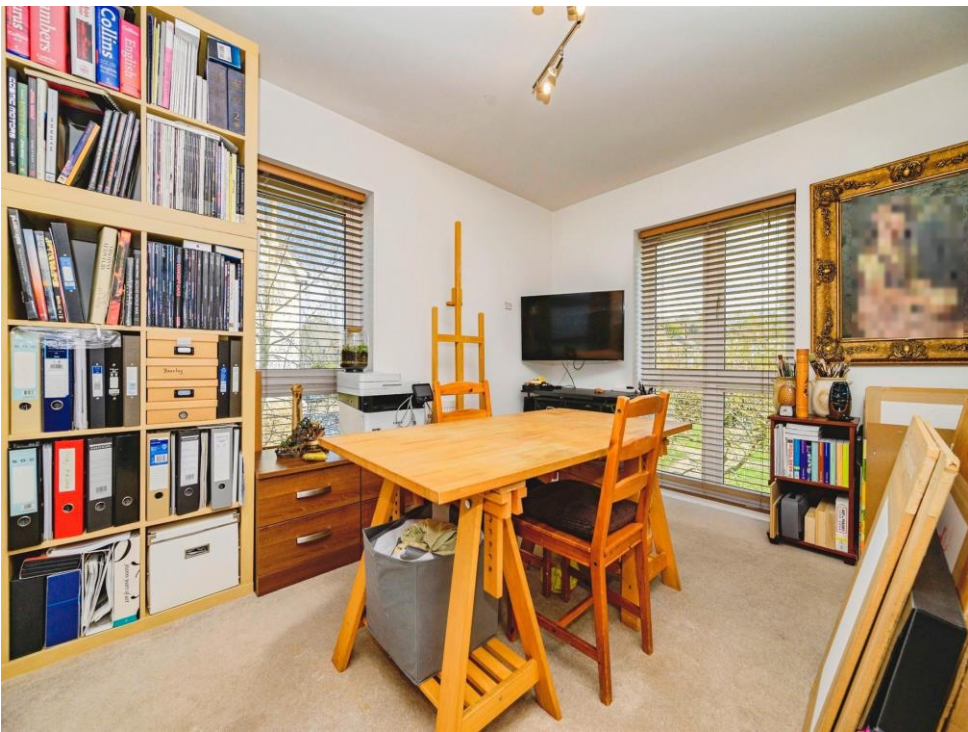
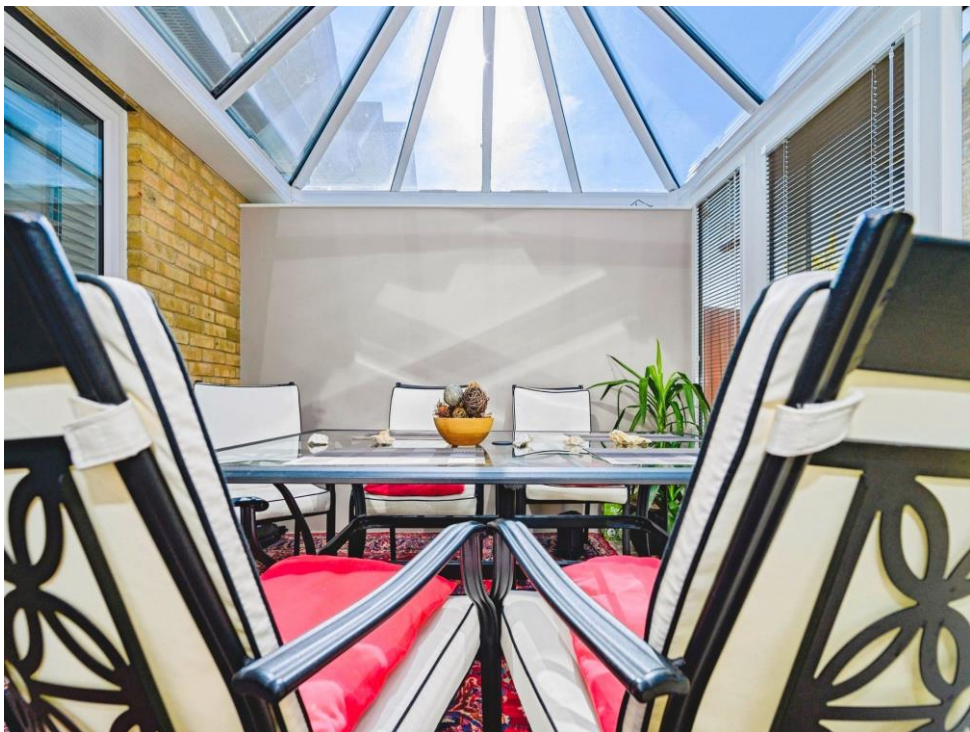
Pathway to front door with lawned area and shrub borders.

Rear Garden

Patio area with shrub borders.

Garage To Rear









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

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