



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

**welcome to**

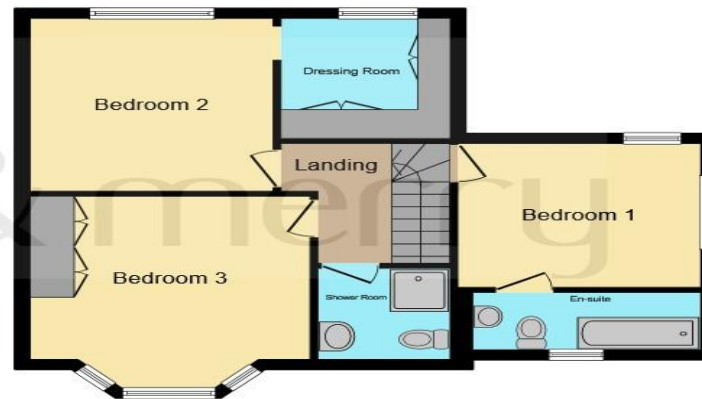
**Hyde Lane, Nash Mills Hemel Hempstead**

**\*\* RARELY AVAILABLE \*\*** Located in a sought after residential area and being beautifully presented throughout is this extended three / four bedroom semi detached family home





**Ground Floor**



**First Floor**

Total floor area 137.7 m<sup>2</sup> (1,482 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**Entrance Hall**

**Shower Room**

**Bedroom Four / Study**

13' 9" x 10' 8" ( 4.19m x 3.25m )

**Lounge**

12' 4" To Max x 12' 4" To Max ( 3.76m To Max x 3.76m To Max )

**Kitchen**

21' 4" To Max x 18' 7" To Max ( 6.50m To Max x 5.66m To Max )

**Utility Room**

11' 2" x 7' 11" To Max ( 3.40m x 2.41m To Max )

**Landing**

**Bedroom One**

12' 2" x 10' 8" ( 3.71m x 3.25m )

**Walk In Wardrobe**

**Bedroom Two**

13' 1" Into Bay x 12' 4" To Max ( 3.99m Into Bay x 3.76m To Max )

**Bedroom Three**

10' 8" x 9' 8" ( 3.25m x 2.95m )

**En-Suite**

**Bathroom**

**Outside**

**Rear Garden**

**Parking**

welcome to

## Hyde Lane, Nash Mills Hemel Hempstead

- Rarely Available
- Sought After Residential Area
- Extended Three / Four Bedroom Semi Detached Family Home
- Beautifully Presented Throughout
- Spacious Living Accommodation

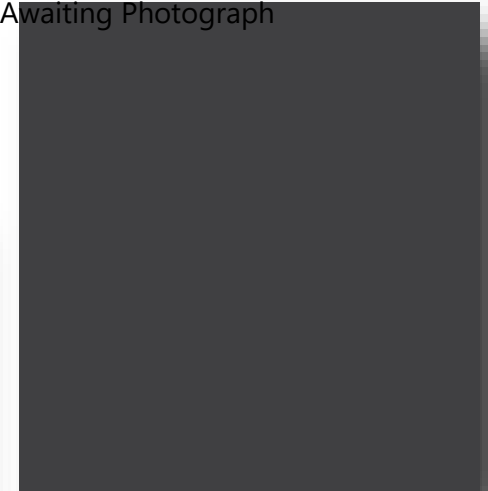
Tenure: Freehold EPC Rating: E

offers in excess of

**£700,000**



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HHD109932 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
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