



2 Butterfly Crescent, Nash Mills Wharf
£475,000

proffitt
& holt





2 Butterfly Crescent

Nash Mills Wharf, Hemel Hempstead

An immaculately presented and well-designed 3-bedroom, 2-bathroom modern home on this popular canalside development. Offering high specification interiors, guest WC, off street parking for multiple vehicles and a bespoke dressing room. Viewing is highly recommended. EPC - EER: C Dacorum Borough Council Tax Band: D

The historic area of Nash Mills provides excellent facilities including access to excellent local schools, The Grand Union canal, and the Apsley Lock Marina. There is a good selection of local shops and restaurants, with shopping at both Hemel Hempstead and Watford within easy reach. For the commuter, nearby Apsley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 and Junction 8 of the M1 are approximately a distance of two miles.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Broadband speeds available

Ultrafast

1600Mb

Average download speed of the fastest package at this postcode*

Suitable for**

Web & social

Flawless video calls

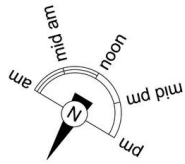
4K streaming

Online gaming

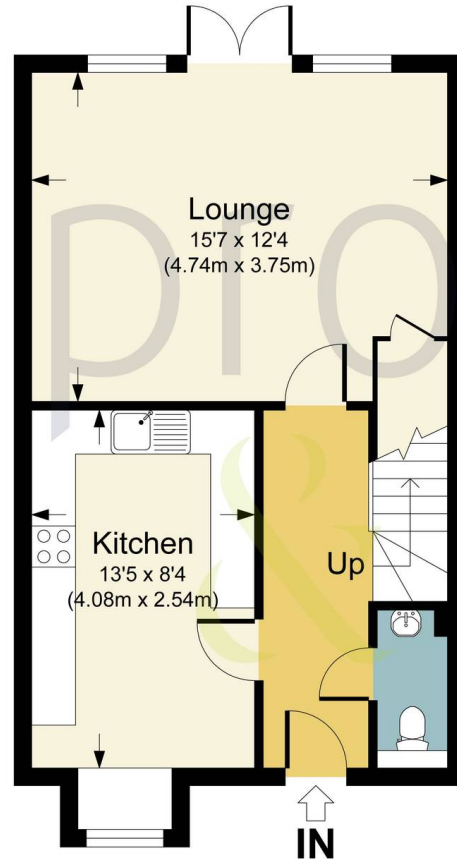
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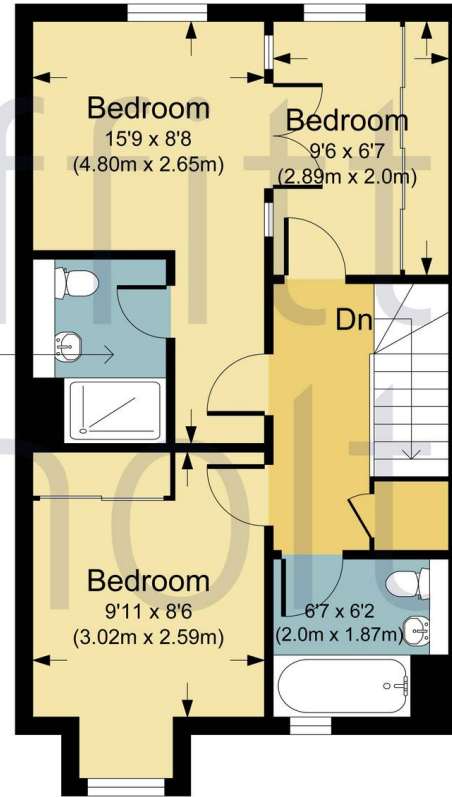




6'11 x 5'0
(2.10m x 1.52m)



Ground Floor



First Floor

BUTTERFLY CRESCENT, HP3

APPROX. GROSS INTERNAL FLOOR AREA 825.37 SQ FT / 76.68 SQ M.
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