



Fairway, Hemel Hempstead

£565,000

proffitt
& holt





38 Fairway

Hemel Hempstead, Hemel Hempstead

Proffitt and Holt are delighted to offer to the market this three bedroom, extended family home located in the highly sought after area of Nash Mills, Hemel Hempstead and withing close proximity to a host of nearby transport links as well as highly regarded local schooling.

The property has been tastefully modernised by the current vendors and the internal accommodation comprises entrance hall, living room, dining room, kitchen/breakfast room and downstairs wc to the ground floor.

To the first floor there are two well-proportioned bedrooms and a family bathroom, whilst the second floor houses a further double bedroom (with far reaching views) and an en suite shower room.

Externally the property excels with driveway parking to the front and a private and low maintenance garden to the rear.

To arrange an internal inspection please contact leading local agents Proffitt and Holt.





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Hemel Hempstead, Hemel Hempstead

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 approx. 30 mins), Junction 20 of the M25 and Junction 8 of the M1 are approximately 2 miles distant.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedrooms
- Set Over Three Floors
- Nash Mills
- Well Presented Throughout

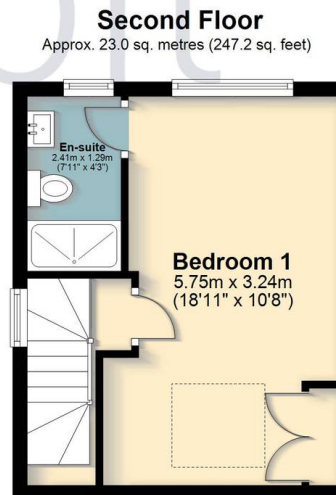
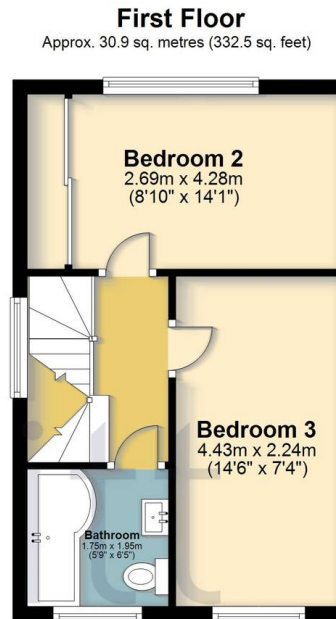
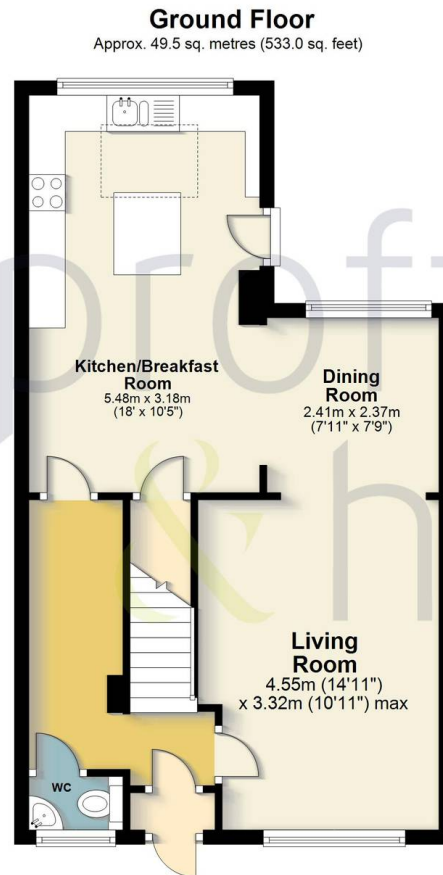
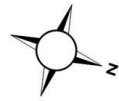




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Total area: approx. 103.4 sq. metres (1112.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt

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