



Belswains Lane, Hemel Hempstead

Guide Price £695,000

proffitt
& holt





Belswains Lane

Hemel Hempstead

Proffitt and Holt are delighted to offer to the market this charming semi-detached period home offering ideal large family accommodation over four floors and providing excellent versatility. This character property is ideally located on an attractive residential street in the much sought-after leafy area of Hemel Hempstead in Hertfordshire, within easy reach of local amenities.

The accommodation briefly comprises a beautiful farmhouse-style kitchen/dining room, a large open-plan lounge/reception room, a fully refurbished family bathroom and four spacious double bedrooms plus a loft room.

A lower ground floor annexe in the basement with a private entrance hallway, large bedroom/living room, kitchen, and wet room with the potential to operate separately as an Airbnb/long-term holiday let.

The property occupies a corner plot position opposite 90 acres of woodland with a small walled cottage garden to the front and side. It is 5 minute's walk to Long Dean Nature Reserve and also within easy reach of the M1 and M25. Apsley Train Station is a 10-minute walk along the canal, offering excellent commuting links and a 30-minute ride into London. Pubs, cafes, restaurants and supermarkets are all a short walk away.

Please also note that the vendors have secured planning permission for conversion into 3 flats. Application number 4/02583/18/FUL.





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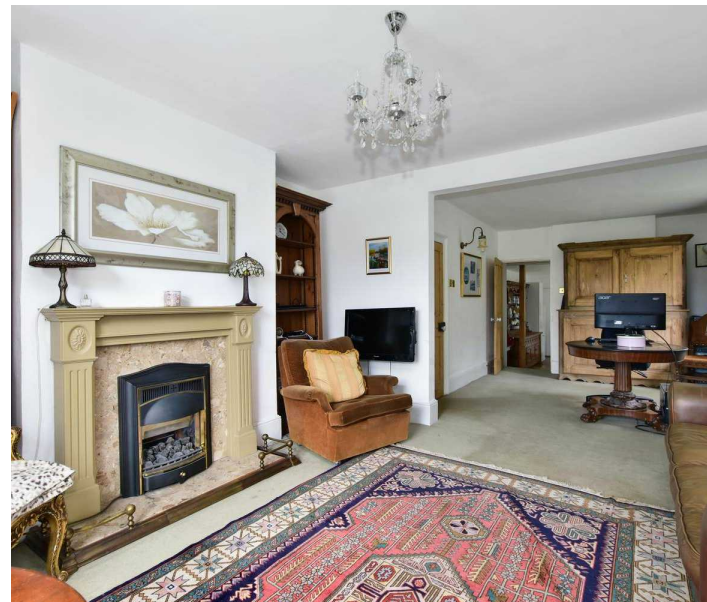
The property is situated on the edge of the large town of Hemel Hempstead with its extensive shopping, entertainment and leisure facilities. Apsley Station is within walking distance and Hemel Hempstead mainline railway station is a short drive. Both stations provide frequent services into London (Euston). For the road commuter, both the M1 and M25 motorways are easily accessible, along with other major road links. Three parking spaces are available on the new block paved driveway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Five Bedrooms
- Period Property
- Private Driveway
- Potential Self Contained Annex
- Sought After Location
- Close to Station
- Holiday Let Potential
- Set Over Four Floors
- Development Opportunity





General information

Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

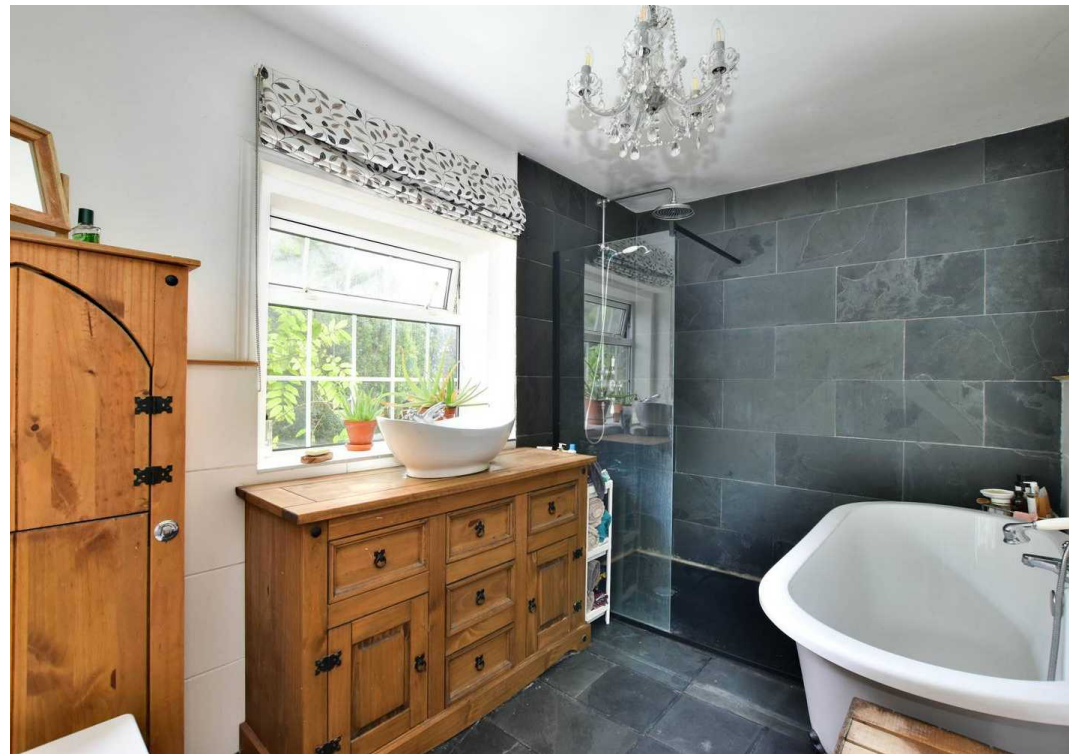
Telephone is subject to telephone installer's transfer regulations.

Fixtures and fittings

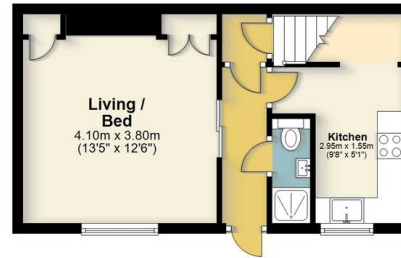
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>



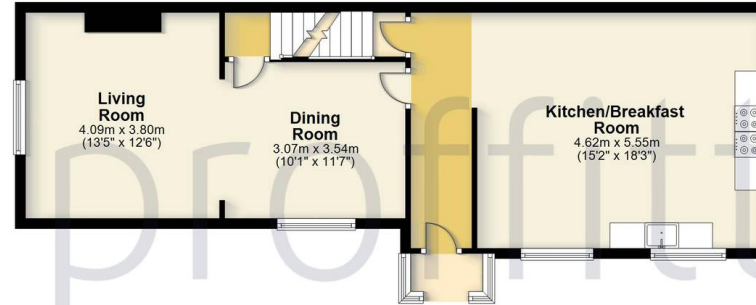


Lower Ground Floor
Approx. 30.4 sq. metres (327.4 sq. feet)



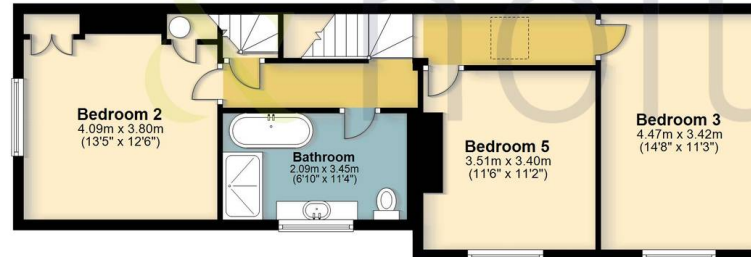
Ground Floor

Approx. 63.5 sq. metres (683.3 sq. feet)



First Floor

Approx. 62.4 sq. metres (672.0 sq. feet)



Second Floor

Approx. 15.2 sq. metres (163.4 sq. feet)



Total area: approx. 171.5 sq. metres (1846.0 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.





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