



## Lower Barn, Hemel Hempstead

Guide Price £435,000

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& holt







## Lower Barn

### Hemel Hempstead

This tastefully decorated and spacious modern 2/3 bedroom home sits in quiet cul-de-sac in this popular residential area, within walking distance of Apsley Train Station.

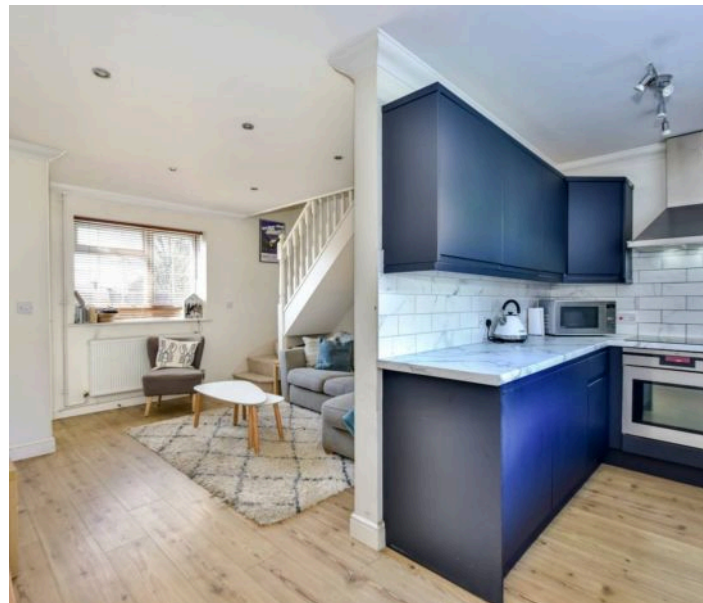
The accommodation consists of two receptions rooms, one of which is a comfortable sitting room which sits open-plan to the kitchen, whilst the second is currently used as a dining room but would be equally well suited to a play room or home office. The kitchen itself has been fitted in a contemporary handleless design with marble effect worktops and tiles. Additionally, there is a separate utility room and W/C.

To the first floor, there are 2 well appointed double bedrooms and a family bathroom. The main bedroom also has the added benefit of its own dressing room.

Externally, the low maintenance rear garden is made up of a patio area that flows directly out from the house and a raised decked area which is ideal for sitting and entertaining. There is also a fantastic garden office, complete with power and lighting. To the front of the house is a spacious driveway, offering parking for multiple vehicles.







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### 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Modern And Stylish Home
- Tastefully Decorated Throughout
- Master Bedroom With Dressing Room
- Low Maintenance Rear Garden With Home Office
- Driveway For Multiple Vehicles
- Utility Room And Downstairs W/C
- 2/3 Bedrooms





## 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/>











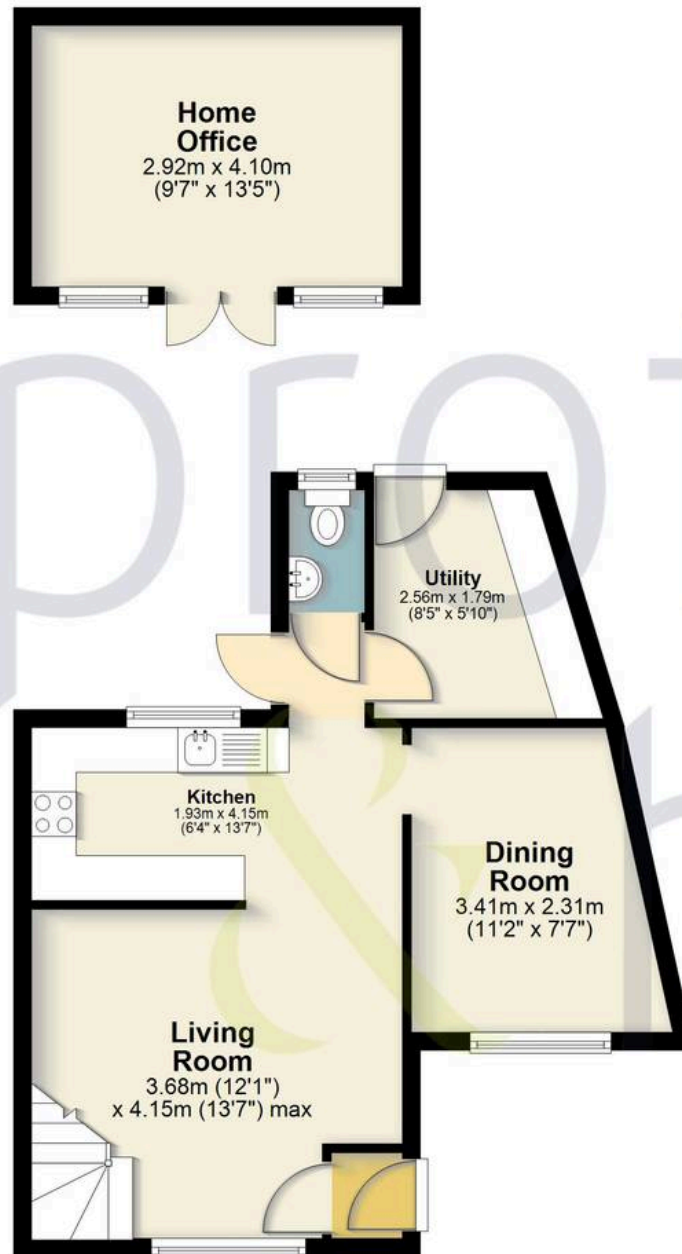






## Ground Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



## First Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



Total area: approx. 85.7 sq. metres (922.2 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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