



Highbarns, Hemel Hempstead

In Excess of £650,000

proffitt
& holt





Highbarns

Hemel Hempstead

Proffitt and Holt are pleased to bring to the market this charming and characterful family home in a quiet turning, within walking distance of Apsley Train Station. Having been transformed by the current owners, it offers modern and flexible living accommodation, whilst still retaining it's traditional feel.

Entering in to a lovely and welcoming entrance hall, you're taken through to the formal sitting room with original open fireplace and box bay window. Concertina doors open in to the kitchen-diner and offer the flexibility of keeping the rooms separate or having the whole of the downstairs seamlessly flow together with a wood burner in the fireplace at the dining end. The kitchen itself has been fitted in a traditional design with a modern twist - the stylish dark grey cupboard fronts are off set against wooden frames and solid oak worktops, alongside a Butler sink and breakfast bar. The utility room sits adjacent to the kitchen and has a door leading in to the large garage, adding further practicality. To the first floor, there are 3 bedrooms - all with some sort of built in storage - and a family bathroom which has recently been refitted in a contemporary design, with matt black accents.

Externally, the rear garden, which measures nearly 150ft in length and faces South-West, is an intriguing and particularly private space. It is made up of various different areas, each with their own charm and purpose. There are various decked areas, an outside kitchen and a wood storage area which could be used as a vegetable patch. There is also a sauna and jacuzzi - both of which are available by separate negotiation - as well as an outside shower and toilet. Additionally, there is a large workshop and a fantastic and contemporary garden room with under floor heating for year round use, which has any number of uses, such as a gym, home office or guest bedroom.

Side access leads you to the front of the house, where there is access to the oversized single garage and driveway, offering parking for multiple vehicles.



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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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Traditional 3 Bedroom Semi-Detached House
- Large Garage And Driveway
- Open-Plan Kitchen-Diner
- Contemporary Garden Room
- Utility Room
- Large Workshop
- Refitted Bathroom
- Quiet And Secluded Position





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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.









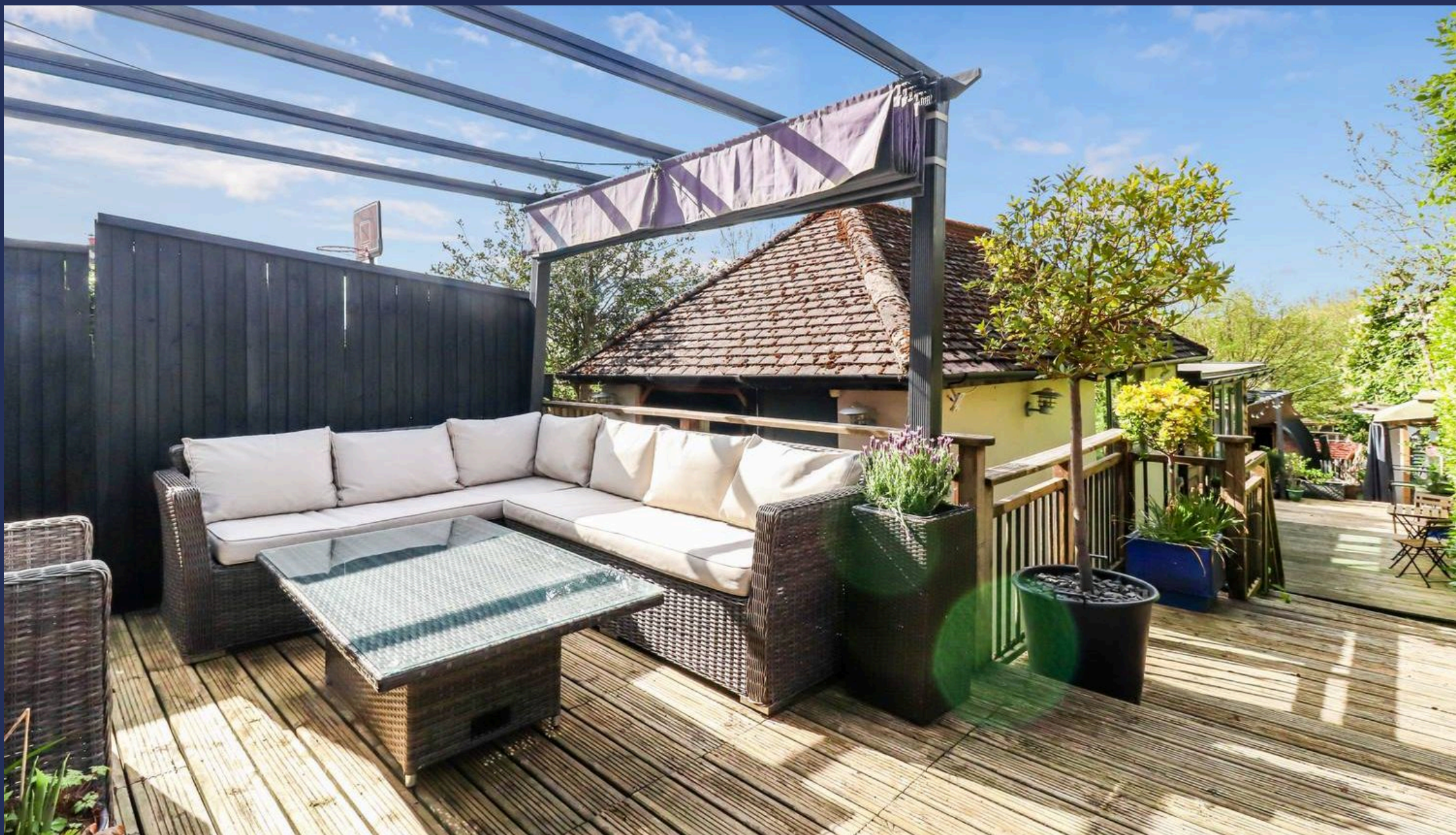


HIGHBARN, HP3

APPROX. GROSS INTERNAL FLOOR AREA 1535.90 SQ FT / 142.69 SQ M. INC. GARAGE / OUTBUILDINGS

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