



## The Mallards, Hemel Hempstead, HP3 9DP

### Price £290,000

Located in a Cul de Sac in Nash Mills is this spacious and well presented split level purpose built flat. Boasting one bedroom, dressing room, living room, modern fitted kitchen, PRIVATE REAR GARDEN, double glazing, underfloor heating, allocated parking and is situated within easy reach of Apsley Station and the M1, M25 and A41 road links.



## Communal Hallway

Stairs to all floors.

## Entrance Hall



Door to front, wood flooring, stairs to first floor, coving, under floor heating with individual room thermostat and cupboard.

## Downstairs Cloakroom



Low level wc, pedestal wash hand basin with tiled splash backs, tiled flooring and extractor fan.

## Living Room 17'9 max x 11'9 (5.41m max x 3.58m )



Double glazed french doors to private garden, TV point, under floor heating with individual room thermostat, wood flooring, coving and under stairs storage cupboard.

## Kitchen 8'2 x 6'7 (2.49m x 2.01m)



Modern fitted kitchen with wall and base units and work surfaces to compliment, integrated fridge freezer, double glazed window, electric hob with cookerhood over, electric double oven, 1 1/2 bowl stainless steel sink with drainer, plumbing for washing machine and dishwasher and tiled flooring.

## First Floor Landing

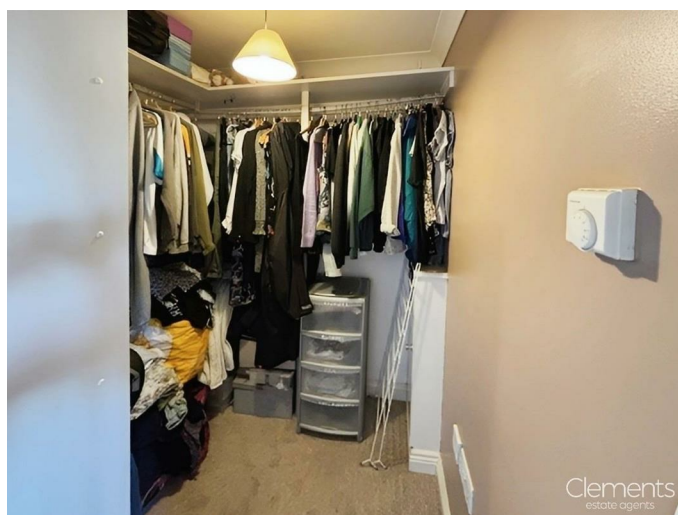
Double glazed window.

### Bedroom 11'6 x 10'10 (3.51m x 3.30m)



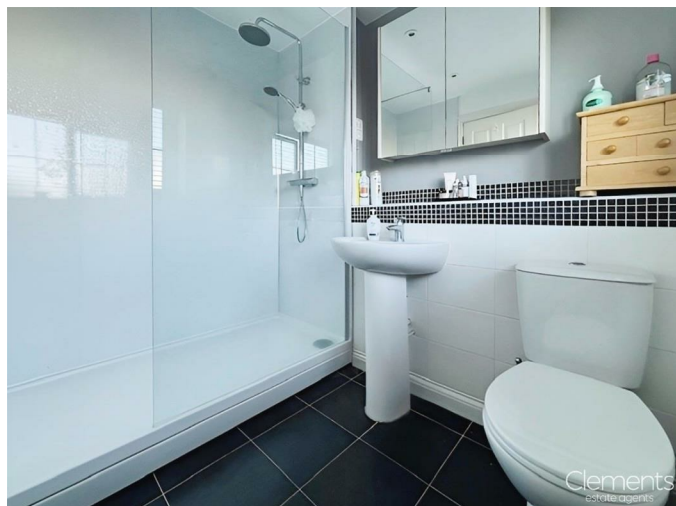
Double glazed window, coving and under floor heating with individual room thermostat.

### Dressing Room 6'2 x 5'10 (1.88m x 1.78m)



Walk in dressing room with railing and shelving for storage and under floor heating with individual room thermostat.

### Shower Room



Frosted double glazed window, shower cubicle with power shower, low level wc, wall mounted cupboard, extractor fan, pedestal wash hand basin, tiled flooring, heated towel rail and extractor fan.

### Garden



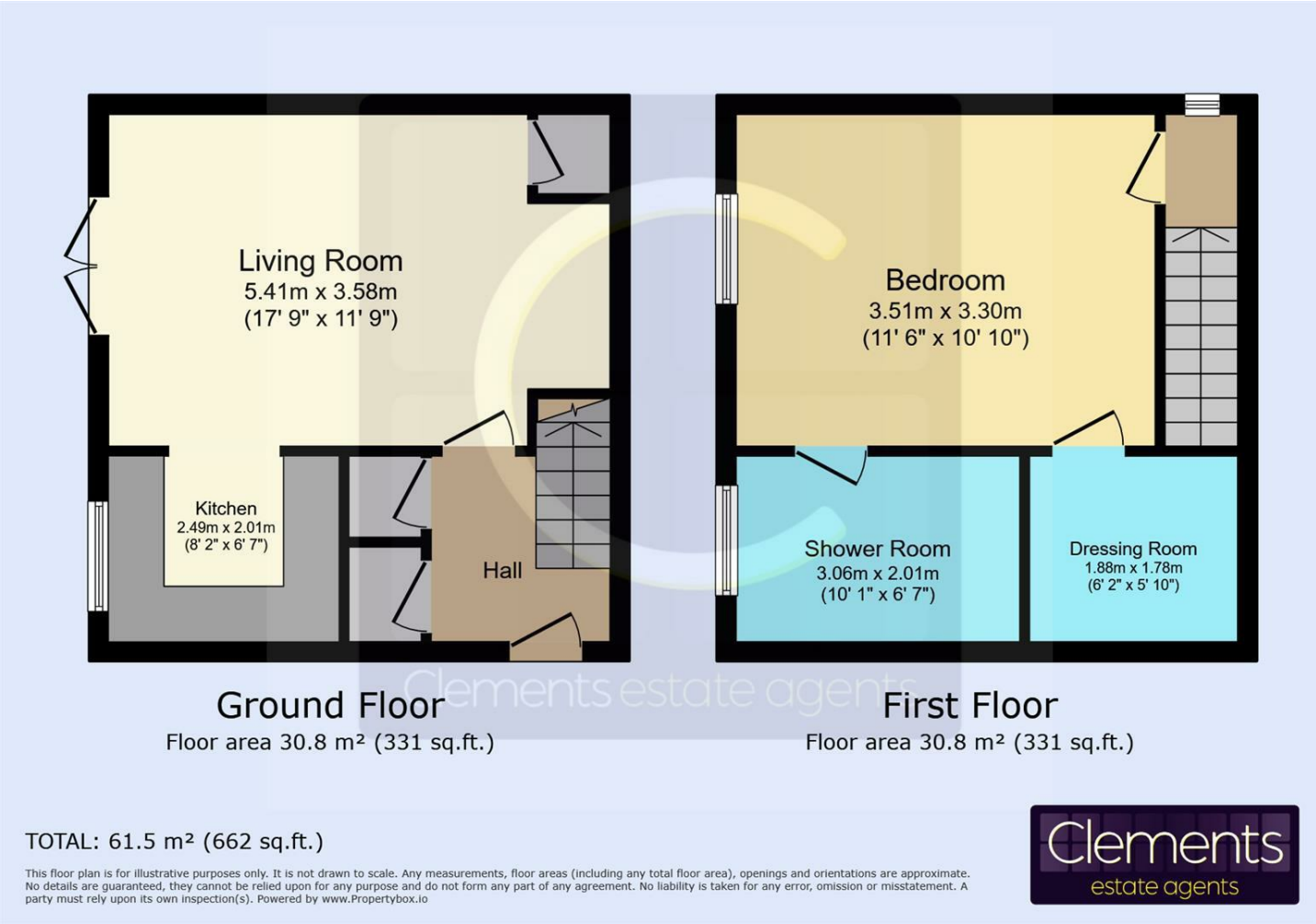
Private rear garden , laid to lawn, patio area, outside tap and gate to side access and own brick storage cupboard.

### Allocated Parking

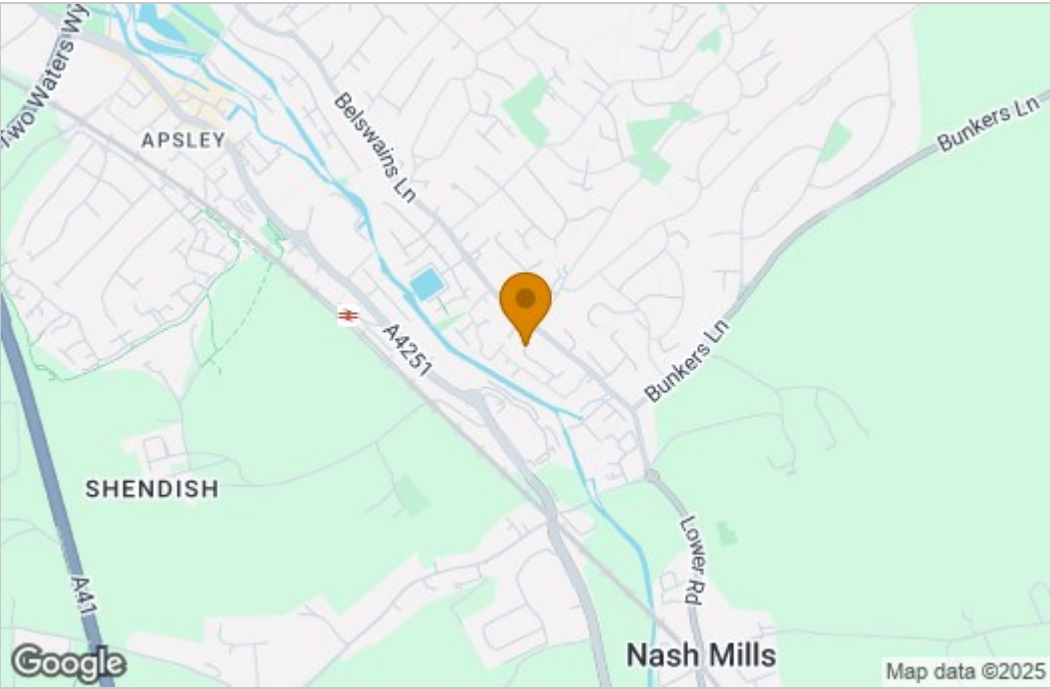
Allocated parking space and visitor parking.



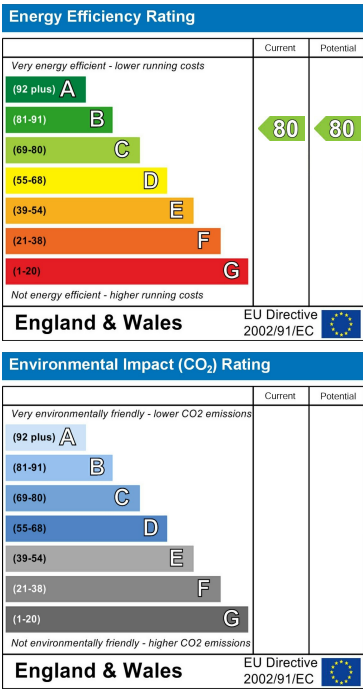
Floor Plan



Area Map



Energy Efficiency Graph



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