

## Swan Mead, Hemel Hempstead, HP3 9DG

### Offers In Excess Of £650,000

Located in sought after Nash Mills is this well presented detached family home. Boasting four bedrooms, ensuite to bedroom one, 16'3 living room, dining room, conservatory, modern fitted kitchen with Quartz worktops, downstairs cloakroom, gas central heating, double glazing, off road parking and garage. Situated within easy reach of Apsley train station, Apsley Lock with its local shops, restaurants, coffee shop, pub and the M1, M25 and A41 road links.



### Entrance Porch

Double glazed front door and double glazed window.

### Living Room 16'3 x 11'3 (4.95m x 3.43m)



Double glazed window, two radiators, coving, feature fireplace with gas effect fire and TV point.

### Dining Room 10'6 x 8'9 (3.20m x 2.67m)



Double glazed patio door to conservatory, radiator and coving.

### Conservatory 9'10 x 9'6 (3.00m x 2.90m)



Double glazed windows and door to garden and tiled floor.

### Hallway

Storage cupboard.

### Kitchen 12'0 max x 7'10 (3.66m max x 2.39m)



Modern fitted kitchen with wall and base units and Quartz work surfaces to compliment, double electric oven, gas hob with cooker hood over, wine cooler, double glazed window, 1 1/2 bowl sink with mixer tap, integrated fridge freezer, plumbing for dishwasher, tiled floor and double glazed door.



### Downstairs Cloakroom



Double glazed window, low level wc, wash hand basin with mixer taps and vanity unit, tiled splashbacks and radiator.

### Landing

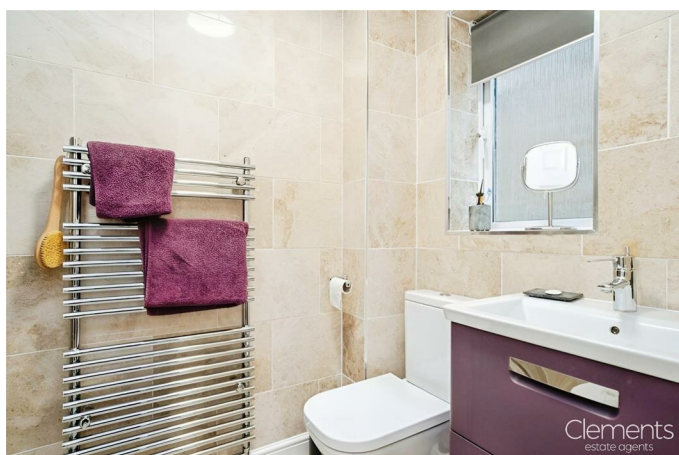
Loft access

### Bedroom One 12'5 x 11 (3.78m x 3.35m)



Double glazed window, coving and radiator.

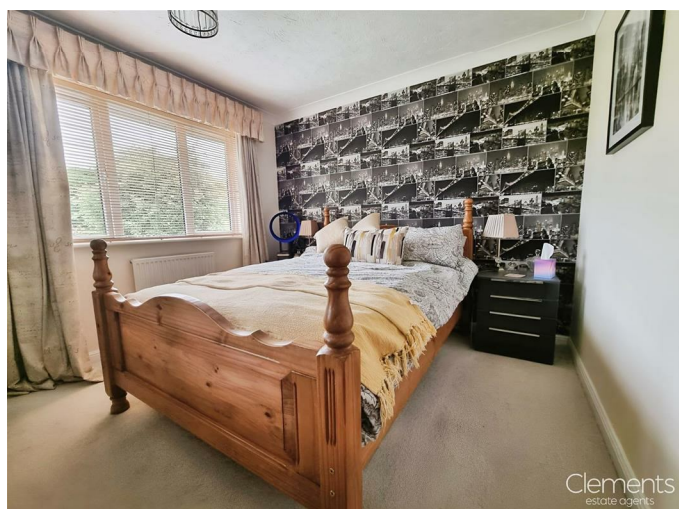
### En Suite



Double glazed window, shower cubicle,

wash hand basin with mixer taps and vanity unit, low level wc, tiled walls and flooring.

### Bedroom Two 11'0 x 9'10 (3.35m x 3.00m)



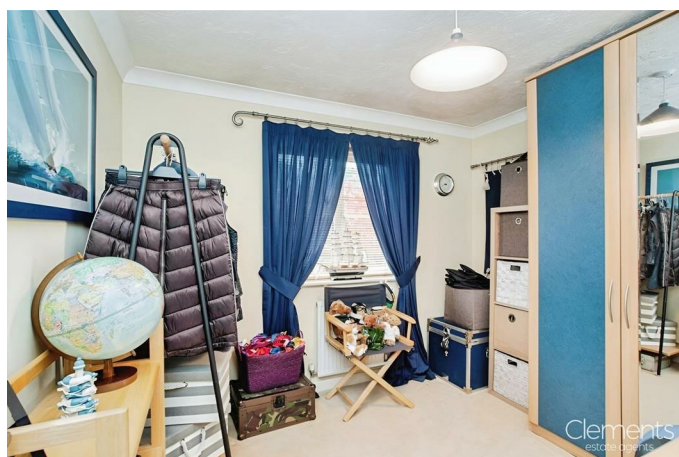
Double glazed window, coving and radiator.

### Bedroom Three 9'9 x 8'7 (2.97m x 2.62m)



Double glazed window, coving and radiator.

### Bedroom Four 9'9 x 5'10 (2.97m x 1.78m)



Double glazed window, coving and radiator.

## Bathroom



Double glazed window, panelled bath with mixer taps and shower attachment, low level wc, wash hand basin with mixer taps and vanity unit, tiled walls and floor.

## Front Garden

Off road parking, laid to lawn with flower and shrub borders.

## Rear Garden



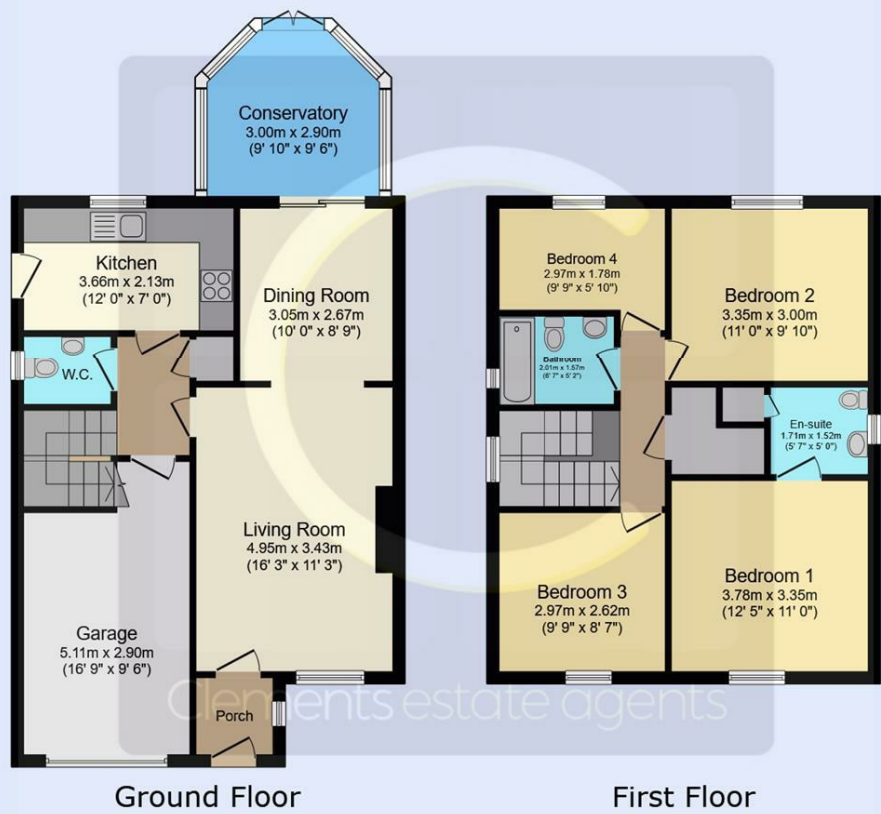
Laid to lawn with flower and shrub borders, patio and side access.

## Garage

Up and over doors.



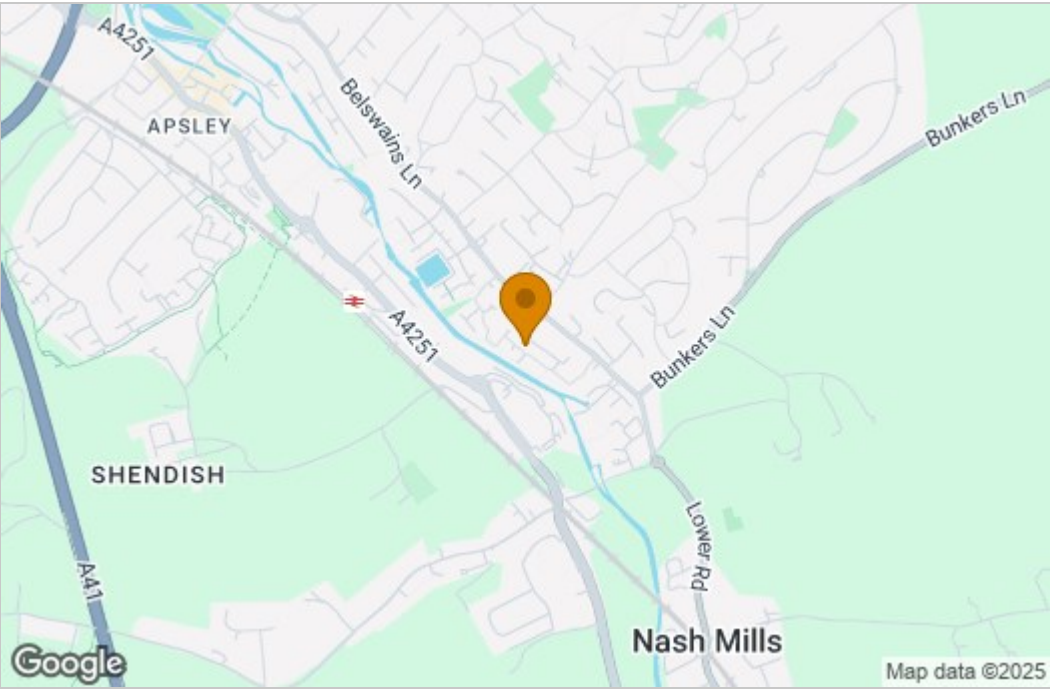
Floor Plan



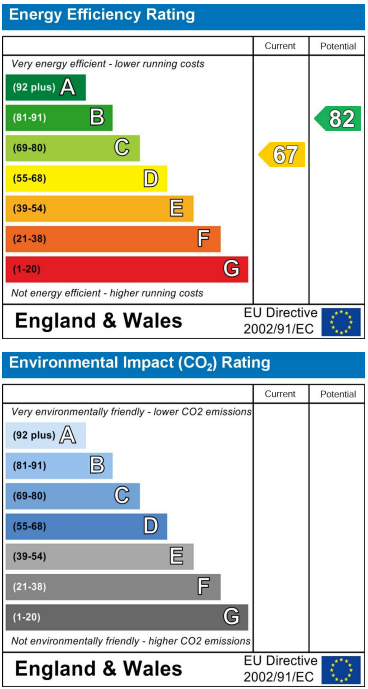
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Area Map



Energy Efficiency Graph



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