



**Oak Street, Hemel Hempstead, HP3 9TT**

**Offers In Excess Of £450,000**

Situated in sought after Nash Mills is this spacious and well presented end of terrace family home. Boasting three bedrooms, 19'0 living room, 18'0 conservatory, fitted kitchen, downstairs cloakroom, gas central heating, double glazing, family bathroom and off road parking for two cars.

Located within easy reach of Apsley Mainline Station which is only 28 minutes to London Euston, Apsley Lock with its local shops, restaurants and coffee shop and the M1, M25 and A41 road links.

Located on Oak Street in Nash Mills is this delightful end-of-terrace family home offering a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming space to call home.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The fitted kitchen is a highlight, designed to meet the needs of contemporary living while ensuring functionality and style. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, the home boasts off-road parking for two cars, a valuable feature in this desirable area. To the rear is a larger than average garden with a landscaped patio area, two brick built sheds and side access. The location is not only convenient but also offers a sense of community, making it an excellent choice for families and professionals alike.

Situated within easy reach of Apsley Mainline Station which is only 28 minutes into London Euston and the M1, M25 and A41 road links. This end-of-terrace house is a wonderful opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of a modern home. Don't miss the chance to make this property your own.

### **Entrance Hall**



### **Living Room 19'0 x 11'0 (5.79m x 3.35m)**



### **Conservatory 18'0 x 9'6 (5.49m x 2.90m)**



### **Fitted Kitchen 11'7 x 9'4 (3.53m x 2.84m)**



### **Cloakroom**

### **Landing**

**Bedroom One 12'5 x 11'8 (3.78m x 3.56m)**



**Bathroom**



**Bedroom Two 10'11 x 9'5 (3.33m x 2.87m)**



**Off Road Parking**

**Rear Garden**



**Bedroom Three 9'5 x 7'6 (2.87m x 2.29m)**



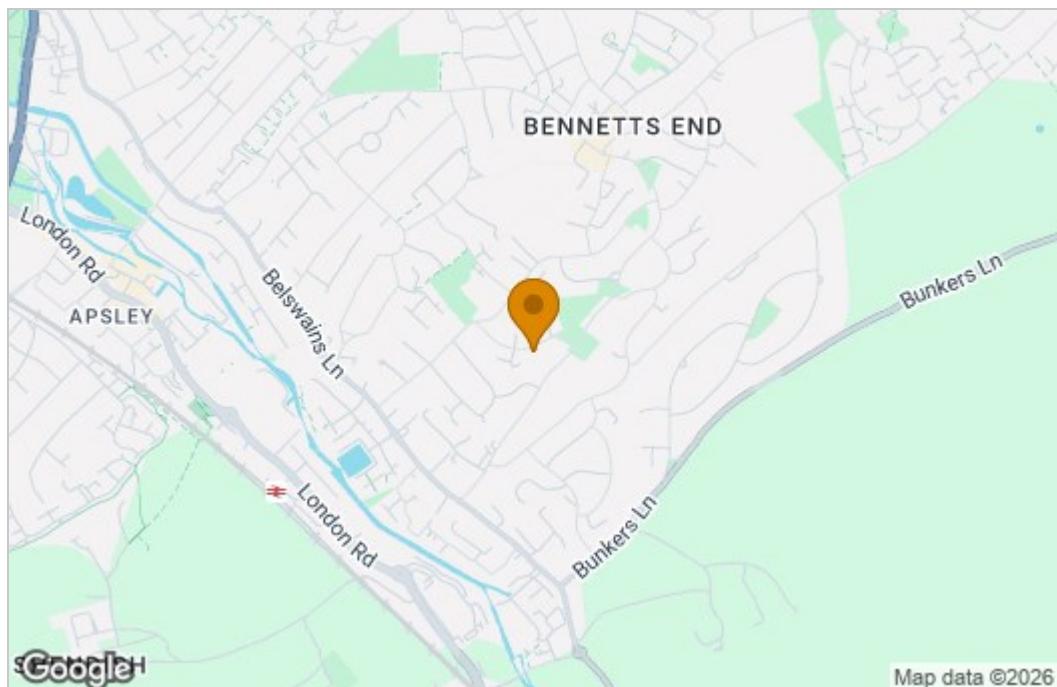
## Floor Plan



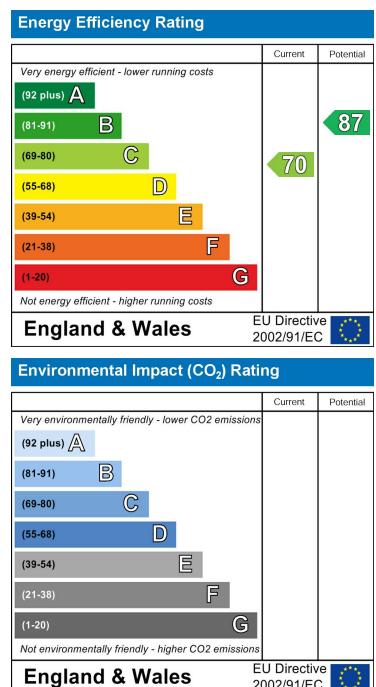
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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)

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## Area Map



## Energy Efficiency Graph



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