



## Oliver Road, Hemel Hempstead, HP3 9PY

### Offers In Excess Of £400,000

In need of some modernisation is this terraced house situated in this highly sought after Nash Mills location with scope to extend STPP. Downstairs there are two reception rooms with a lounge to the rear opening to the garden and a dining room to the front and kitchen also with access to the garden. Upstairs there are three bedrooms and a family bathroom and the property also benefits gas central heating and double glazing.

Located in Nash Mills and within easy reach of Apsley mainline station which is only 26 minutes into London Euston and Apsley Marina with its local shops, restaurants, coffee shop and pub. Hemel Hempstead town centre is only a short drive away as are the M1, M25 and A41 road links.



**Entrance Hallway**



**Kitchen 9'11 x 6'0 (3.02m x 1.83m)**



**Lounge 11'2 x 10'6 (3.40m x 3.20m)**



**Landing**

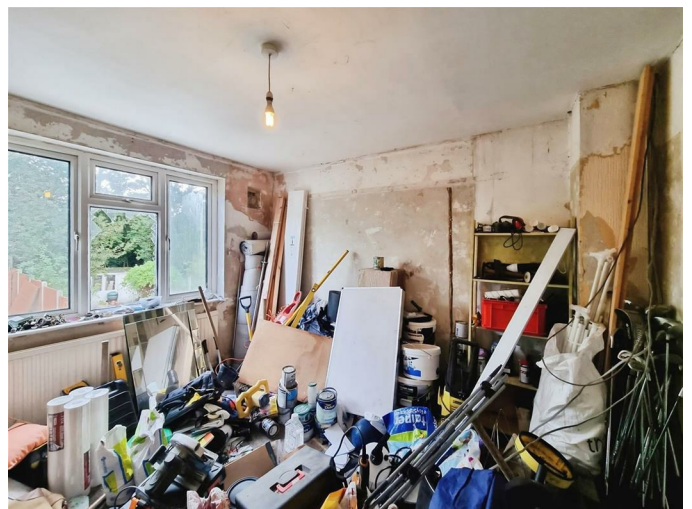
**Bedroom One 11'11 x 11'5 (3.63m x 3.48m)**



**Dining Room 13'7 x 10'10 (4.14m x 3.30m)**



**Bedroom Two 11'2 10'9 (3.40m 3.28m)**



**Bedroom Three 7'7 x 5'5 (2.31m x 1.65m)**

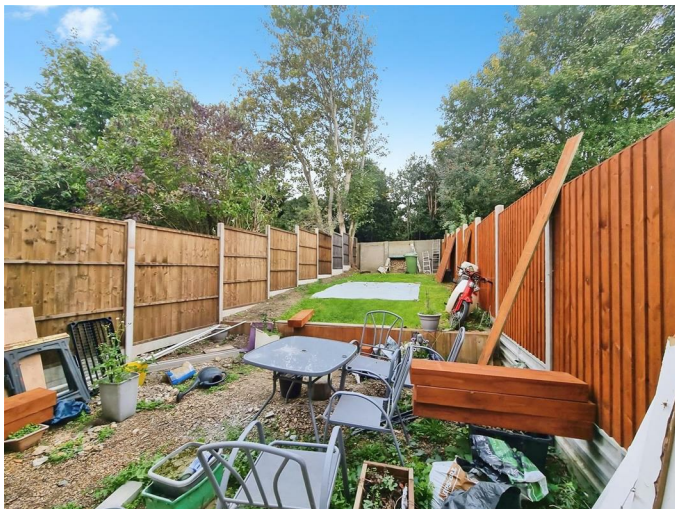


**Bathroom**



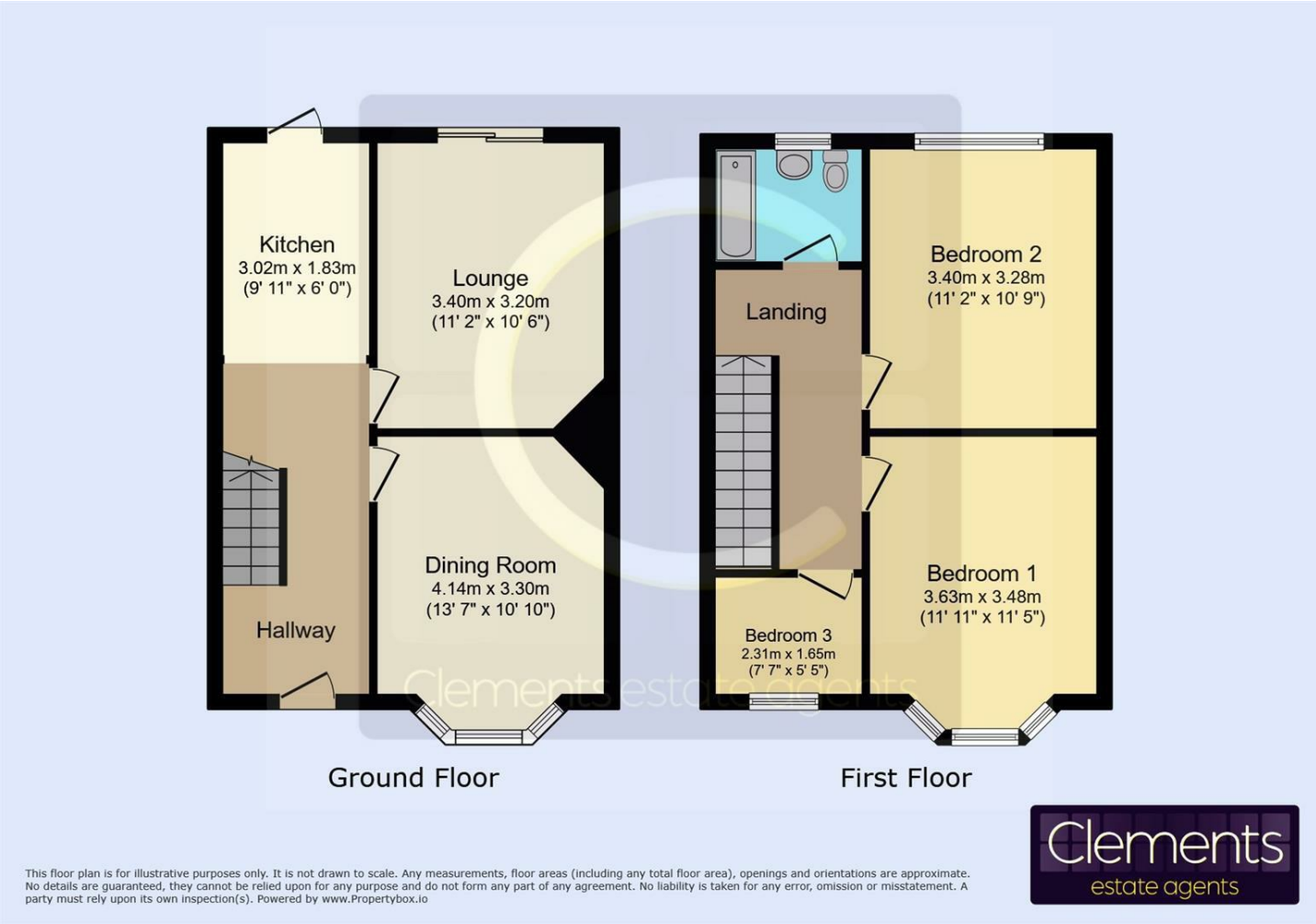
**Off Road Parking**

**Rear Garden**

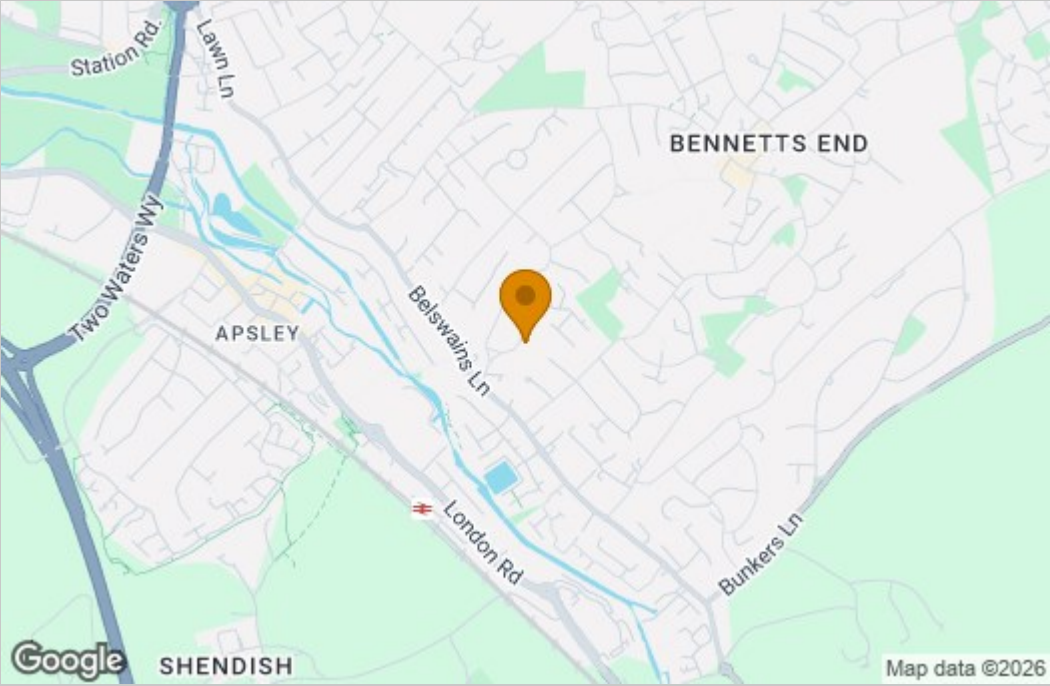




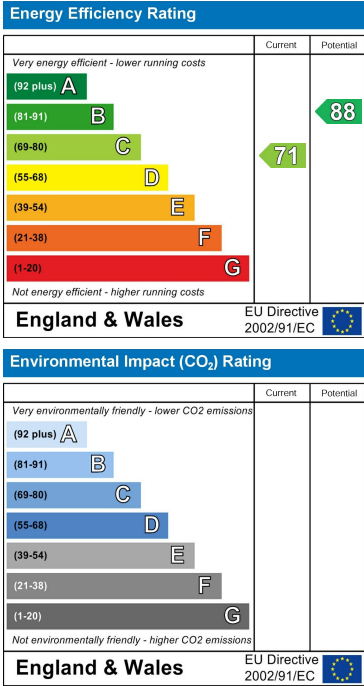
Floor Plan



Area Map



Energy Efficiency Graph



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