

**11 Croxley Road, Nash Mills
Wharf, Hemel Hempstead,
Hertfordshire, HP3 9GU**

David
Doyle
Sales and Lettings

Price £570,000 Freehold



This spacious 5 bedroom semi detached executive home with an ensuite shower room to the master bedroom and two allocated parking spaces is located on this sought after modern canal side development and offers access to both Kings Langley and Hemel Hempstead. The property is conveniently located for local shops, schools, Long Deans Nature Reserve, the Grand Union Canal and Apsley main line station with links to London Euston. The canal is a beautiful way to explore the local area and the towpath offers access to Apsley Lock Marina, through to Hemel Hempstead and in the other direct towards Kings Langley. The ground floor is arranged with a generous living room that offers access to the conservatory that over looks the rear garden and the vendors currently use it as a dining area. The kitchen is fitted with a ranged of matching shaker style wall and floor mounted units, while the ground floor is completed by a useful guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The first floor features 3 bedrooms and a family bathroom that is fitted in white with chrome fittings. The second floor boasts 2 good sized bedroom both with impressive vaulted ceilings and the master bedroom benefits from an ensuite shower room. This property enjoys a pleasantly private traffic free location over looking a meandering stream with the canal and its towpaths that offer access to Apsley Lock Marina. The rear garden is arranged with low maintenance in mind with a decked seating area otherwise laid with artificial grass and benefiting from a garden shed. To the side of the property you will find two allocated parking spaces. Viewing is highly recommended.

Nash Mills is a favoured residential area with a selection of shops and other amenities. Not so far from beautiful open countryside it is convenient for the mainline railway station (serving London Euston) and the M1/M25 access points.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

This spacious 5 bedroom semi detached executive home

Modern canal side development

Living room

Conservatory used as a dining area

Fitted kitchen

Guest cloak room

Family bathroom

Ensuite to the master bedroom

Two allocated parking spaces

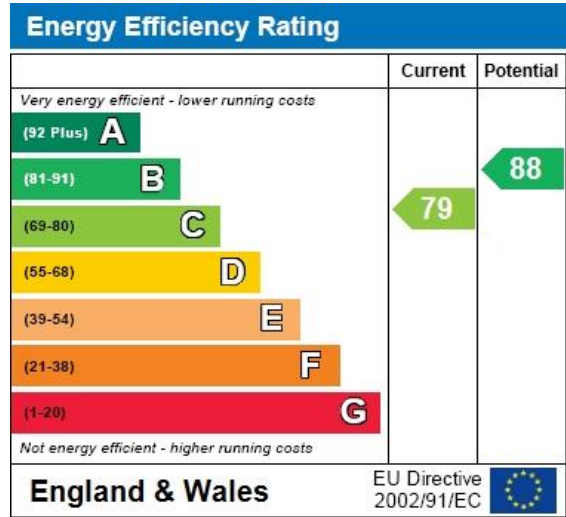
VIEWING IS A MUST

Council Tax Band E

Tenure -Freehold



Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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