

41 Georgewood Road

Nash Mills

HP3 8AL

OIEO £725,000 Freehold

David  
**Doyle**  
Sales and Lettings



David Doyle are delighted to offer to the sales market this rarely available three double bedroom family home with a double garage, driveway and annexe potential situated in the very popular area of Nash Mills close to highly regarded schooling and excellent local amenities. The property is in good order throughout and with accommodation in excess of 2000 sq ft offers versatile living space and excellent scope for extension/reconfiguration subject to the necessary planning consents. The ground floor accommodation currently comprises a spacious entrance hall/conservatory with seating areas opening to a hallway with understairs storage space and doors to the refitted kitchen arranged with a range of wall and base units, granite work surfaces and integrated appliances, a separate utility room with further units and space and plumbing for white goods, separate lounge and dining rooms, a triple aspect conservatory enjoying lovely views of the rear garden and a guest WC. Also accessed from the entrance hall is the large double garage with space for two vehicles and a mechanic pit for any car enthusiast. Steps lead to a separate workshop, currently used as a dog grooming salon with its own personal entrance and offering many working from home options and annexe potential. The first floor is arranged with a landing offering loft access, doors to three generous double bedrooms and the four piece family bathroom fitted with a white suite and chrome sanitary ware. Externally, the rear garden is a particular feature of the property being exceptionally generous in size, mainly laid to lawn with patio seating areas, mature trees, colourful plants and shrubs, a greenhouse and fenced boundaries. To the front of the property is a driveway leading to the garage and an attractive garden area with hedged and

walled boundaries offering privacy. Situated in this popular residential location, close to both Leverstock Green and Nash Mills and with the advantages of double glazing and gas central heating, an appointment to view is a must.

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

Exceptional Three Double Bedroom Family Home

Double Garage & Driveway

Parquet flooring to the hallway and dining Room

Generous Rear Garden

Two Reception Rooms & Conservatory

Refitted Kitchen With Granite Work Surfaces

Separate Utility Room

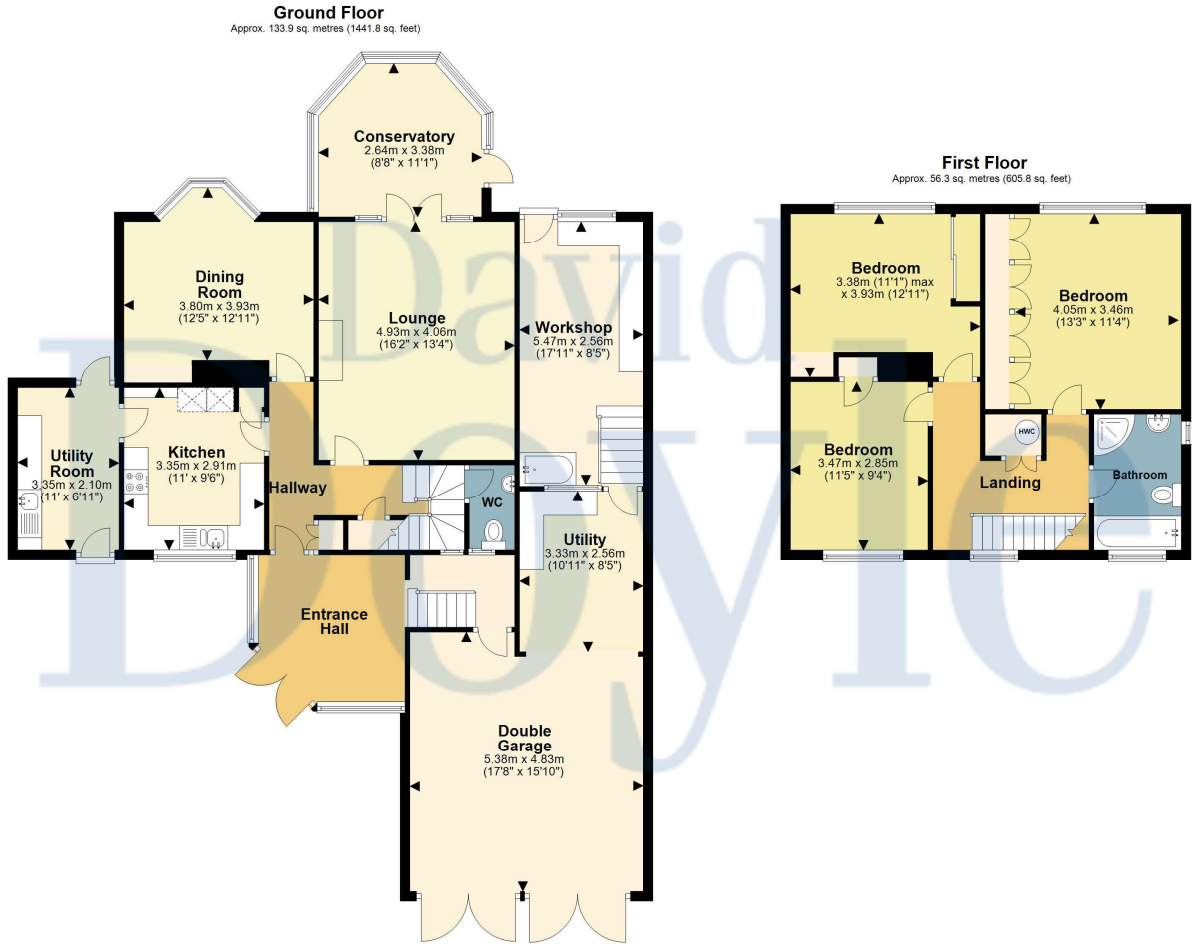
ANNEXE POTENTIAL (STNPC) & Potential To Work From Home

Close To Schools & Amenities

Viewing Recommended

Council Tax Band F

Tenure -Freehold



Total area: approx. 190.2 sq. metres (2047.6 sq. feet)  
 Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
 Plan produced using PlanUp.

Scan here for more details



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







Approximate year built? 1955

Council Tax Band F

This year council tax charge 3174.69

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Fibre

What parking facilities does your property have Private/driveway Garage

Please state any costs per annum for parking 0

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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